



# FREDERICK COUNTY GOVERNMENT

## DIVISION OF FINANCE

*Erin M. White, CPA, Acting Director*

### Department of Procurement & Contracting

*Diane L. George, CPPB, Director*

Winchester Hall, 12 East Church Street  
Frederick, Maryland 21701

[www.FrederickCountyMD.gov](http://www.FrederickCountyMD.gov)

O: 301-600-1069 F: 301-600-2521

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**December 23, 2013**

**IFB# 14-027-CP**

### **Jefferson Technology Park Waterline Addendum No. 1**

This addendum contains revisions, clarifications, responses to bidder questions, pre-bid conference sign-in sheets and information pertinent to the bid documents of the referenced project and shall supplement, amend, and become part of the procurement documents for the title project and contract. All bids shall be based on this Addendum, in accordance with the bid documents.

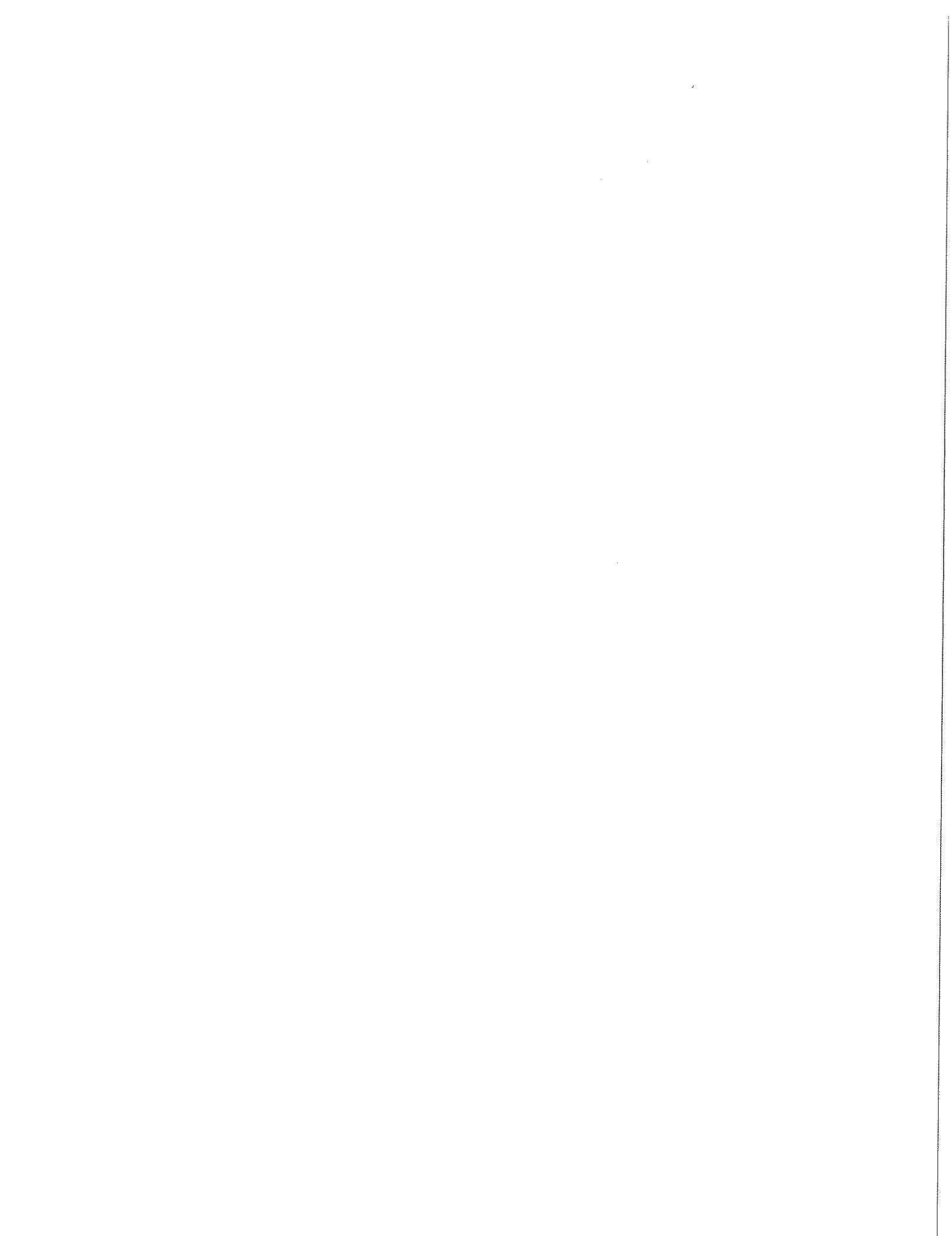
Acknowledgment of this addendum shall be made on the Proposal Form, including addendum number and date. Failure to acknowledge addendum may subject the bidder to disqualification.

***Bids will be received until 2:00 PM local time, January 14, 2013.***

Except as noted herein, all terms and conditions of the document referenced, as heretofore changed, remain unchanged and in full force and effect.

  
\_\_\_\_\_  
Tim Kepp, Project Manager

See attached list of pre-bid attendees.



**Addendum No. 1**  
**Ifb# 14-027-CP**

**BIDDER QUESTIONS**

1. Question 1: Are soil borings across site available?

*Response: No. However, the Seismic Refraction Study performed for Jefferson Tech Park is attached for bidders use.*

*Sole Borings have been ordered for both jack and bore pits and also for the median strip on US 340. They will be provided with Addendum No. 2.*

2. Question 2: Can we perform our own test pits?

*Response: Contact Mr. David Duncan with Jefferson Park Development with this request. His contact information is provided under item 1 of Clarifications/Additions.*

3. Question 3: Is silt fence needed?

*Response: Limits of silt fence will be clarified in Addendum No. 2.*

4. Question 4: Are there time restrictions for the work near the residential areas at the Hannover Water Tank?

*Response: Work hours for work at station 0+00 to 1+64 shall be 7:30 a.m. to 5:00 p.m., Monday thru Friday. Other work day restrictions due to holidays and SHA permit conditions remain unchanged.*

5. Question 5: Who will inspect this project?

*Response: Frederick County staff or a private firm hired by Frederick County.*

**CLARIFICATIONS/ADDITIONS**

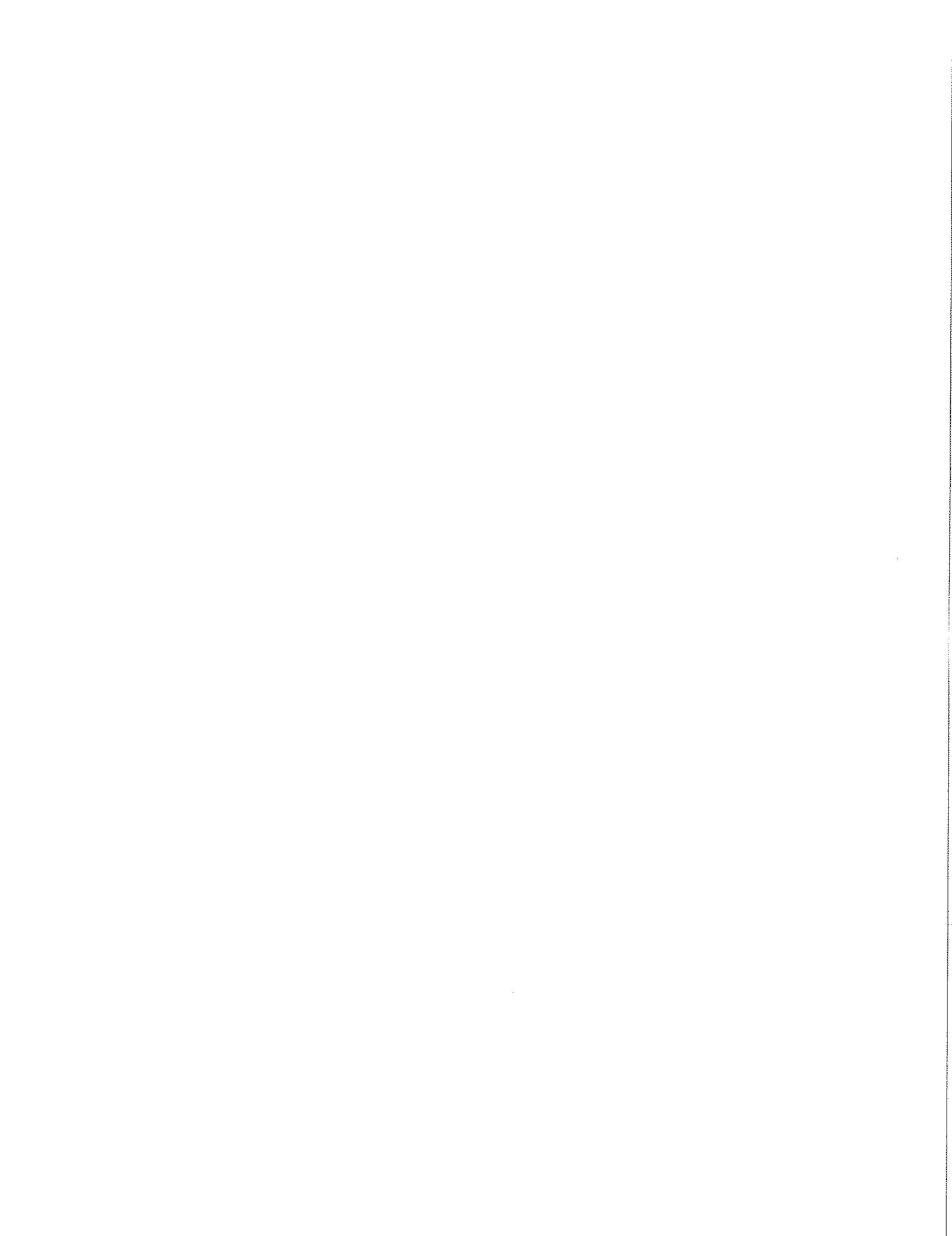
- 1) Jefferson Tech Park representative contact information is as follows:

Mr. David W. Duncan, Jefferson Park Development  
10000 Falls Road, Suite 100  
Potomac, MD 20854  
301-299-2099  
[ddcapstone@gmail.com](mailto:ddcapstone@gmail.com)

- 2) Insert the attached Deeds of Easement and Temporary Grading and Construction Easement documents into Appendix C of the Invitation to Bid.
- 3) Insert the attached Seismic Refraction Study into Appendix B of the Invitation to Bid.

**ATTACHMENTS**

- Deeds of Easement Water Sewer, Jefferson Technology Park
- Temporary Grading and Construction Easement, Jefferson Technology Park
- Seismic Refraction Study for Jefferson Technology Park by ECS, LLC, July 27, 2007
- List of pre-bid attendees.





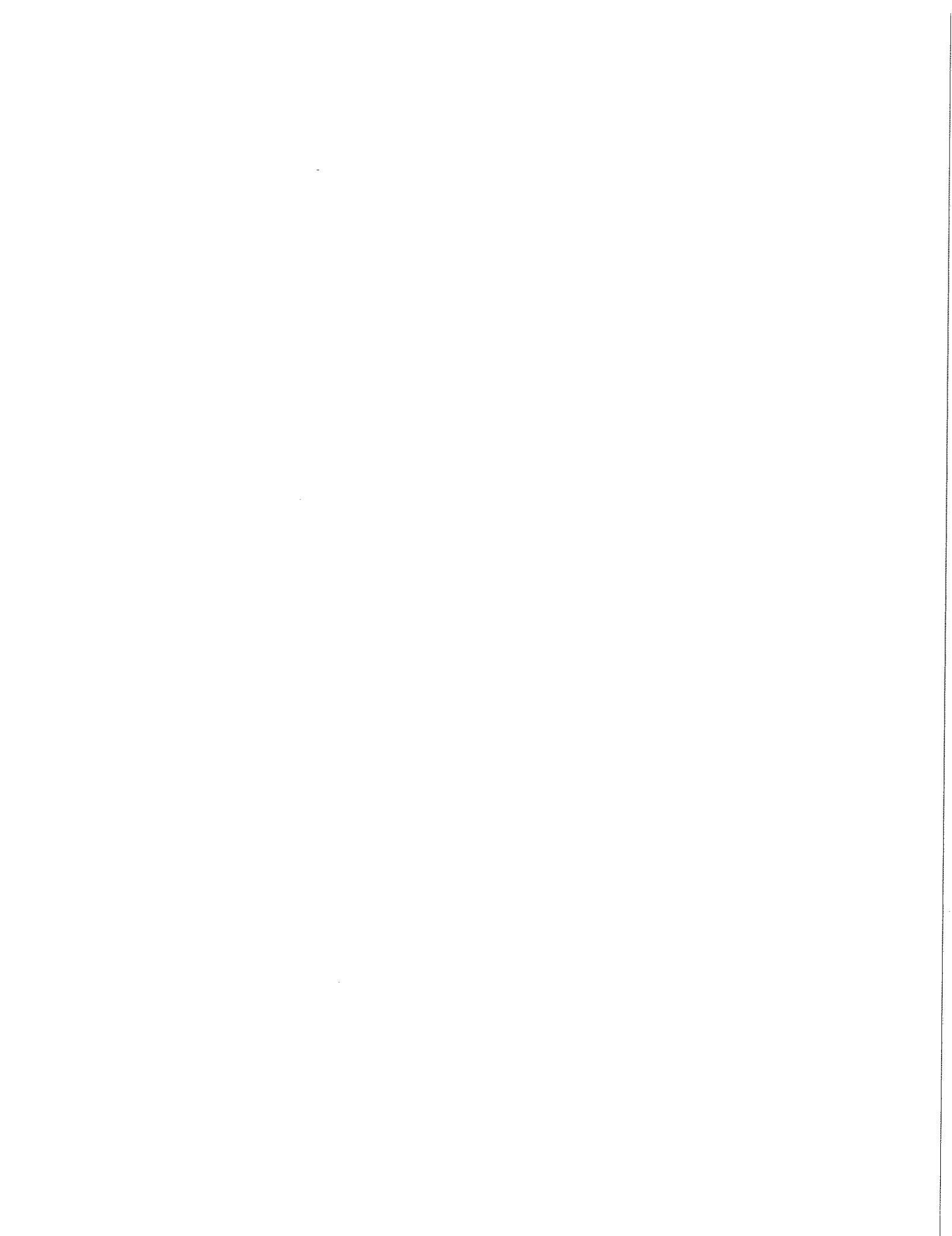
REPORT OF  
SEISMIC REFRACTION STUDY

FOR  
JEFFERSON TECHNOLOGY PARK

ECS PROJECT No.: 13-3041

BRADFORD KLINE & ASSOCIATES

JULY 27, 2007





## ECS MID-ATLANTIC, LLC

Geotechnical • Construction Materials • Environmental • Facilities

July 27, 2007

Mr. Keith Compton  
Bradford Kline & Associates  
1750 Tyson Boulevard  
Suite 530  
McLean, VA 22102

ECS Job No. 13-3517

Reference: Jefferson Technology Park, Seismic Refraction Study, Frederick,  
Maryland

Dear Mr. Compton:

As requested, ECS Mid-Atlantic LLC (ECS) has conducted a seismic refraction study for your above referenced project.

### PROJECT DESCRIPTION

The Jefferson Technology Park is a proposed mixed use development located in Frederick, Maryland. Due to concerns regarding the presence of rock, a seismic refraction study was requested in order to help identify rock elevation.

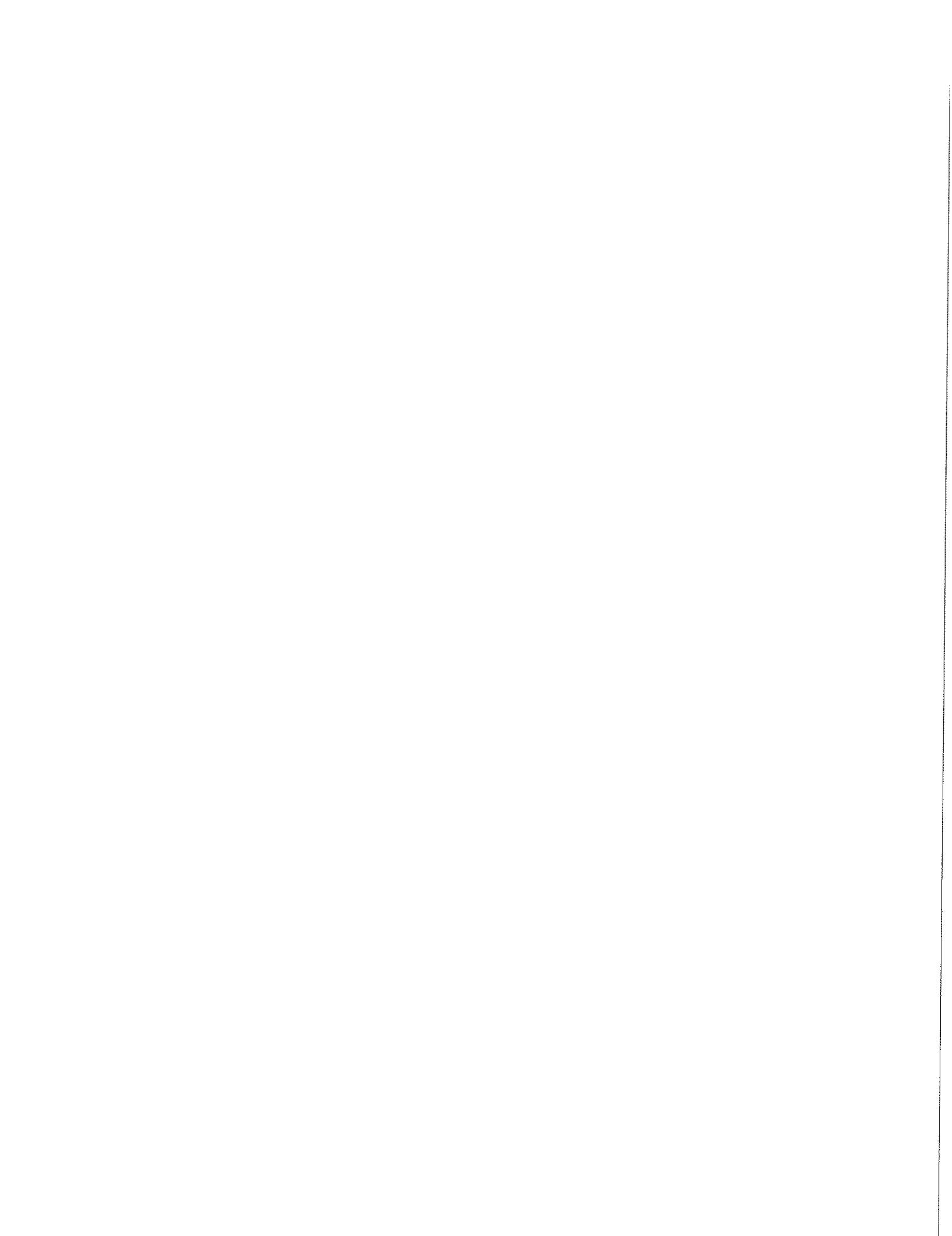
### SITE DESCRIPTION

The proposed Jefferson Technology Park is located between Jefferson Pike (SR 180) and the Catoctin Mountain Highway (SR 15), south of the interchange of Route I-70 and Route 15. Areas tested were randomly selected in potential areas of cut, based upon preliminary information provided to us.

The test area can be described as abandoned farm land with gently rolling to flat terrain with grass and tree lines. According to the Maryland Department of Natural Resources Frederick Quadrangle Geology Map, dated 1994, the site is underlain by the Poolesville Member of the Manassas Formation. The Poolesville Member is characterized as a reddish brown to reddish gray medium-grained sandstone and reddish variegated claystone.

### INVESTIGATION PROCEDURE

Seismic refraction data was recorded at pre-established locations throughout the project site. Data was collected utilizing a Seismic Source DAQ Link II 24-channel exploration seismograph, with geophone arrays at 10 foot spacing. Specific array lengths were determined based upon the



distances and orientations of the test locations as well as site obstructions (such as fences) found in the field. A site plan, attached to this report, shows the location and orientation of the test lines.

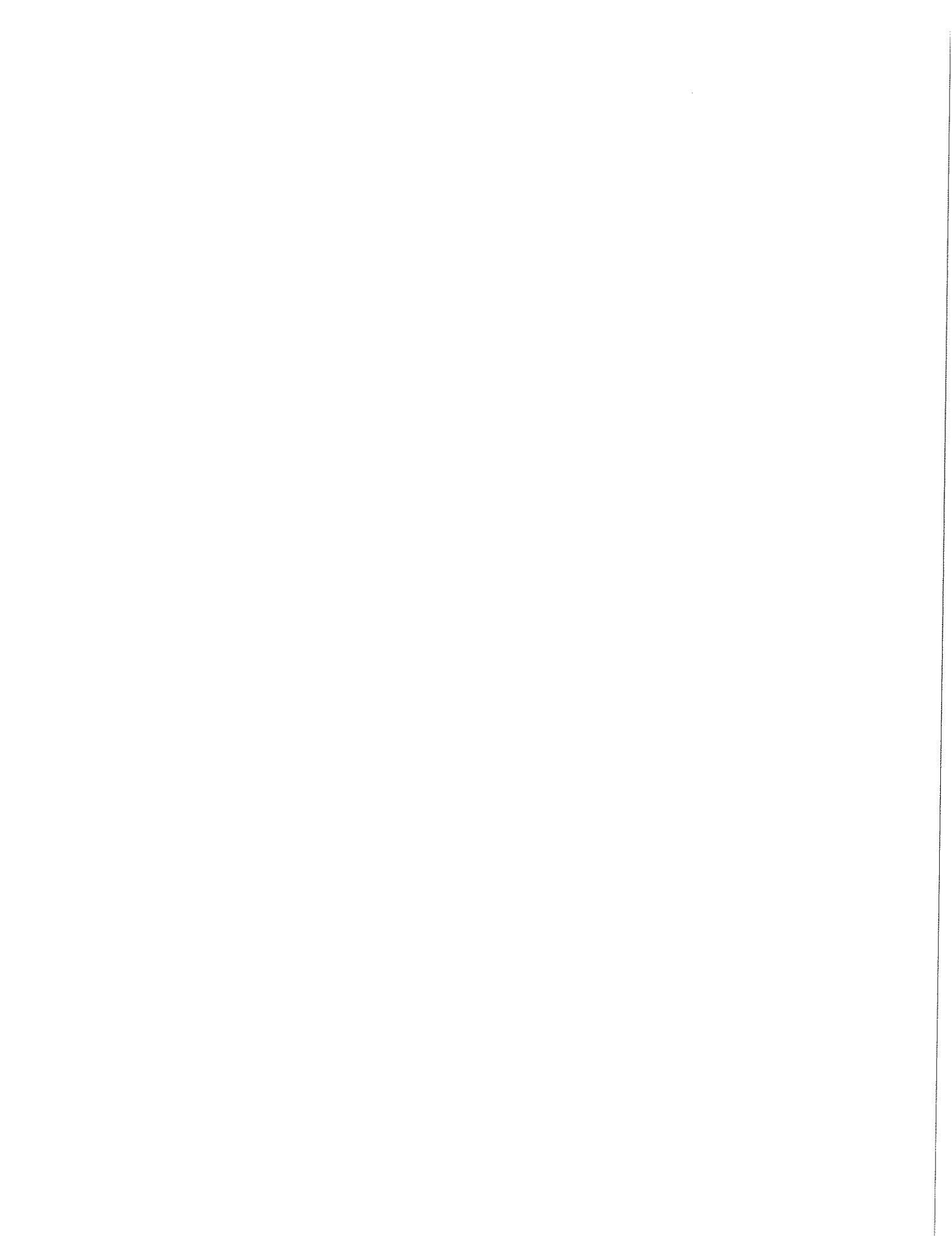
Seismic tests were conducted by recording the first arrivals of the energy wave created from the energy generated by an 8-pound sledge hammer, at three locations for long array orientation. Due to terrain conditions resulting in a dampening of signal strength, multiple energy impacts were conducted at each test location and the resulting signals were mathematically stacked in order to provide a clearer indication of the seismic waves. Analysis of the seismic data was conducted utilizing SeisImager, a seismic refraction analysis program. SeisImager facilitates the selection of the first arrival times of seismic events and allows for the interpretation of the data including the assigning of geologic layers, seismic velocities, and topographic elevations. All elevations and locations utilized for this study were based upon a site plan provided to us by Rodgers Consultants. Test line locations were established using GPS equipment with sub-meter positioning accuracy.

## OBSERVATIONS AND FINDINGS

Subsurface profiles showing surface topography and subsurface rock interfaces are attached to this report.

In the twelfth addition of the Handbook of Ripping, published in 2000, the Caterpillar Tractor Company provides for estimated seismic velocities where various ripper equipment would be expected to excavate materials without blasting. The chart below summarizes the ripping capabilities of a D8 Ripper as reported by Caterpillar.

Material	Rippable (fps)	Marginal (fps)	Non-Rippable (fps)
<b>1. Igneous</b>			
Granite	<5900	5900-6900	>6900
Basalt	<6500	6500-7600	>7600
Trap Rock	<6600	6600-7200	>7200
<b>2. Sedimentary</b>			
Shale	<6000	6000-8000	>8000
Sandstone	<6500	6500-8400	>8400
Siltstone	<6600	6600-8500	>8500
Claystone	<7000	7000-8500	>8500
Congomerate	<6500	6500-8000	>8000
Breccia	<6000	6000-7500	>7500
Caliche	<5500	5500-8200	>8200
Limestone	<6000	6000-8100	>8100
<b>3. Metamorphic</b>			
Schist	<6500	6500-8300	>8300
Slate	<6500	6500-8000	>8000

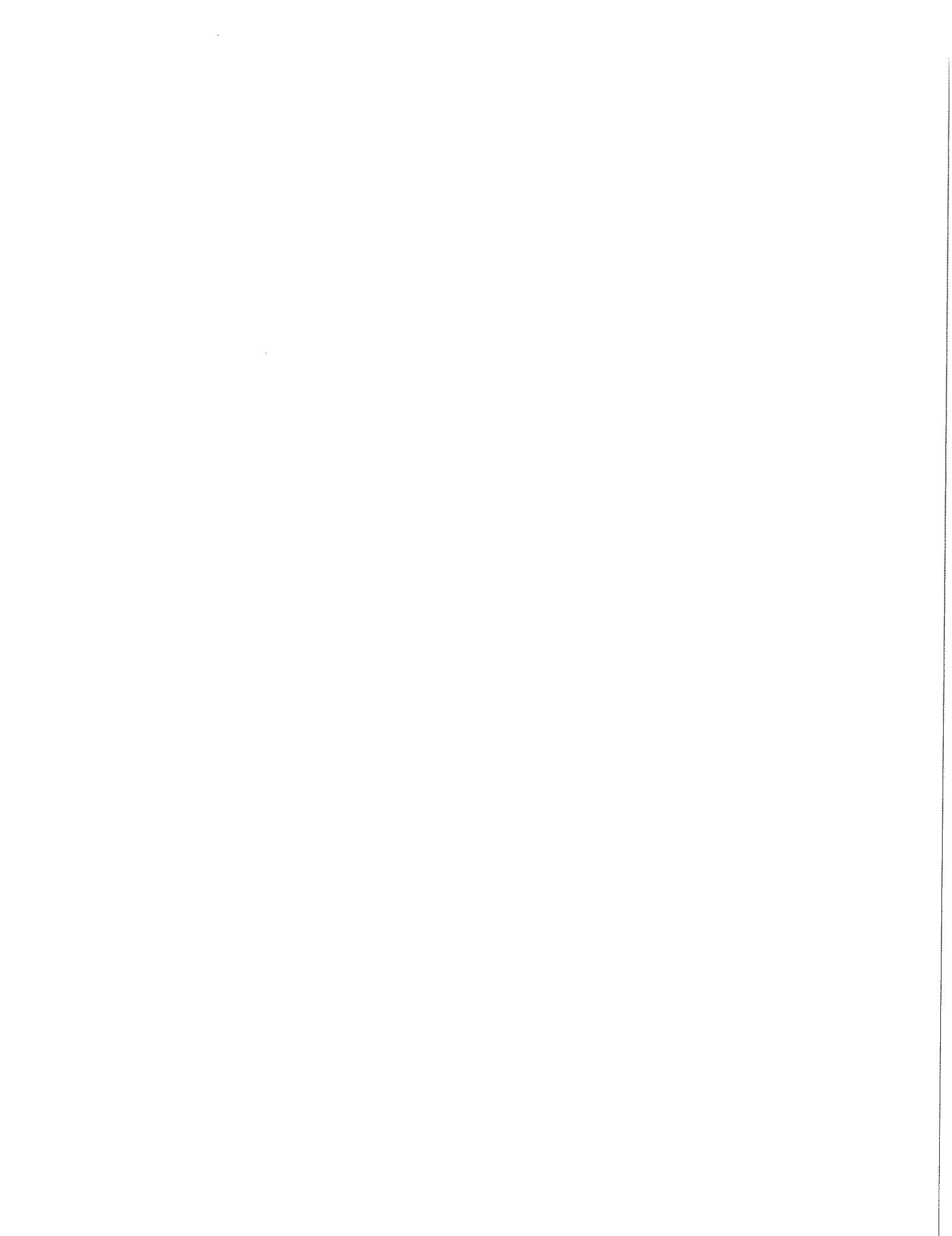


For the purposes of this study, it may be assumed that seismic velocities greater than 6000 fps should be considered to be non-rippable materials that may require blasting. Note that this is based upon the information provided by the Caterpillar Company regarding equipment capabilities. Site conditions and specific excavation conditions may mandate different equipment requirements.

At the conclusion of this report, we have included the seismic refraction profile developed during this study in two formats. The first format is a traditional "two layer" model, showing a hard interface between soil and rock levels. This is the traditional presentation of seismic refraction data. The second models show the cross section in a gradational method. This presentation style helps account for gradual changes in the seismic velocities that may not be accounted for in the traditional method.

## **CONCLUSIONS**

Based upon the results of the seismic refraction study conducted for your Jefferson Technology Park project, and depending upon the final desired excavation depths, it should be anticipated that alternate excavation means other than ripping will be required in the areas where test lines indicated probable rock materials. Please refer to the profiles generated from the field data for specific details regarding areas where rock may be anticipated. The stratification lines designating the interfaces between earth materials in the seismic profiles along with their seismic velocities are approximate; *in situ*, the transitions may be gradual. Additionally, it should be noted that suspended boulders may not be represented in the seismic profiles. This is characteristic of seismic refraction studies which rely upon the simple premise that subsequent layers of materials are increasingly hard. Vertical interfaces and suspended materials may not be delineated in the profiles. As a result, boulders may require additional consideration for planning purposes.



When reviewing this data for planning purposes, consideration of the excavation capabilities of different equipment should be made. For example, a backhoe most likely will not be able to excavate some materials as easily as a ripper. At the same time, ripping may not be an appropriate excavation method for the desired activities. The values derived above have been provided for informational purposes and are not intended to suggest or recommend excavation methods.

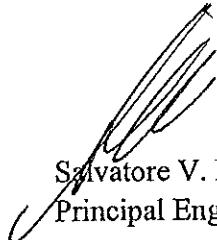
We have appreciated the opportunity to work with you on this project. If you have any questions regarding this report, or if we may be of further assistance, please do not hesitate to contact us at (301) 668-4303.

Respectfully,

ECS MID-ATLANTIC, LLC



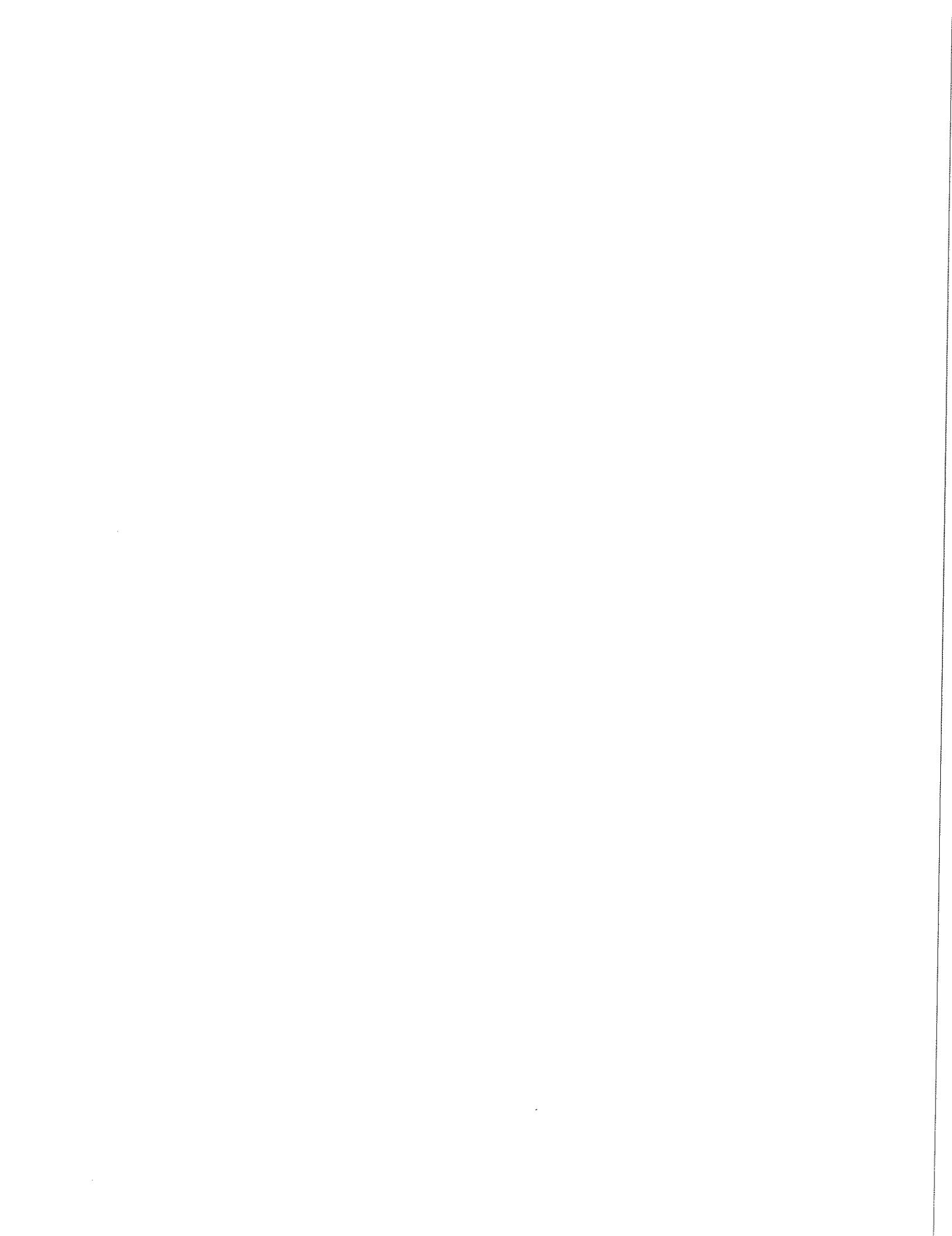
Paul D. Pinkerton  
Geophysics Manager



Salvatore V. Fiorentino, P.E.  
Principal Engineer

Attachments

Seismic Location Diagram  
Seismic Profiles (88)





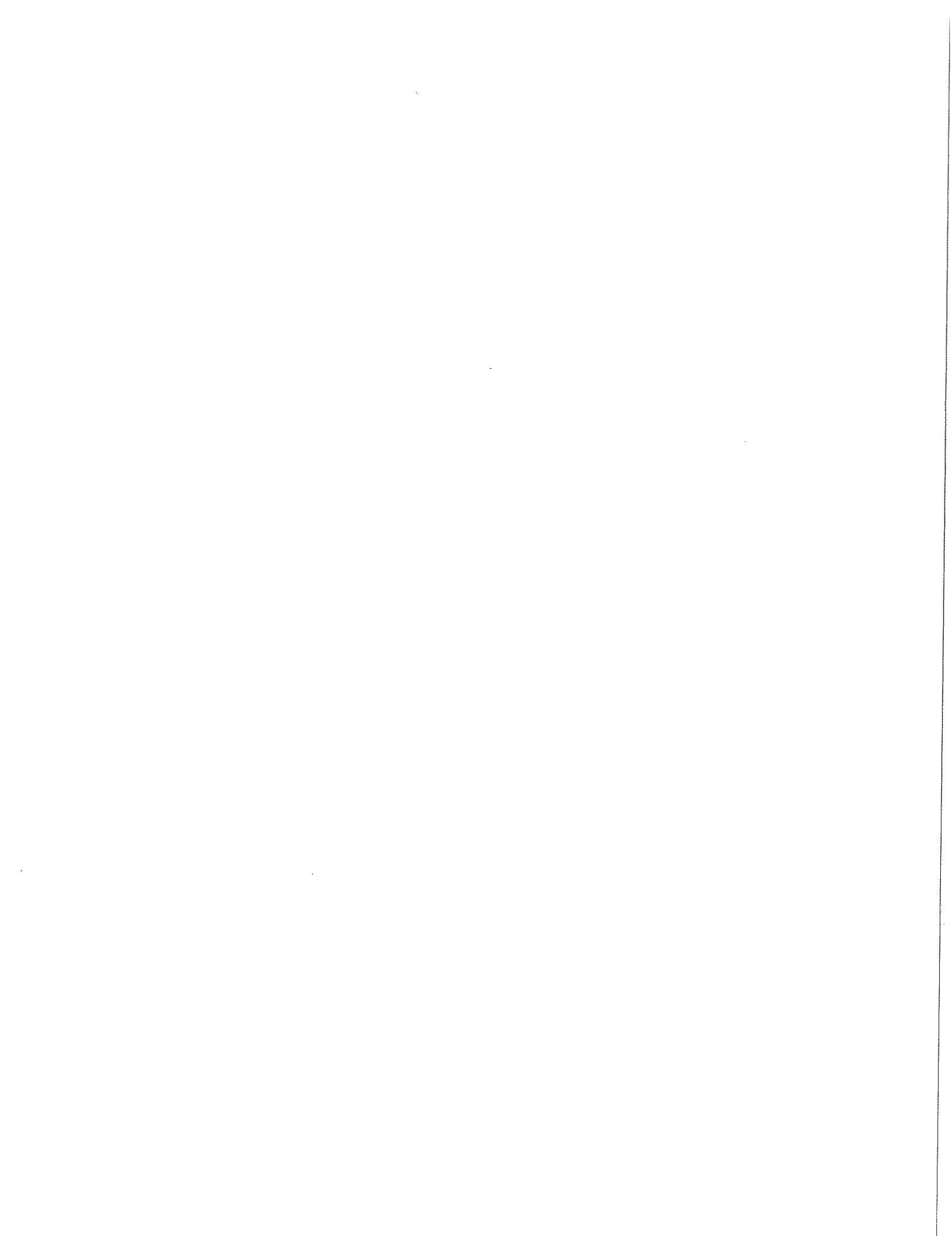
# SEISMIC REFRACTION LOCATION DIAGRAM

BRADFORD KLINE & ASSOCIATES

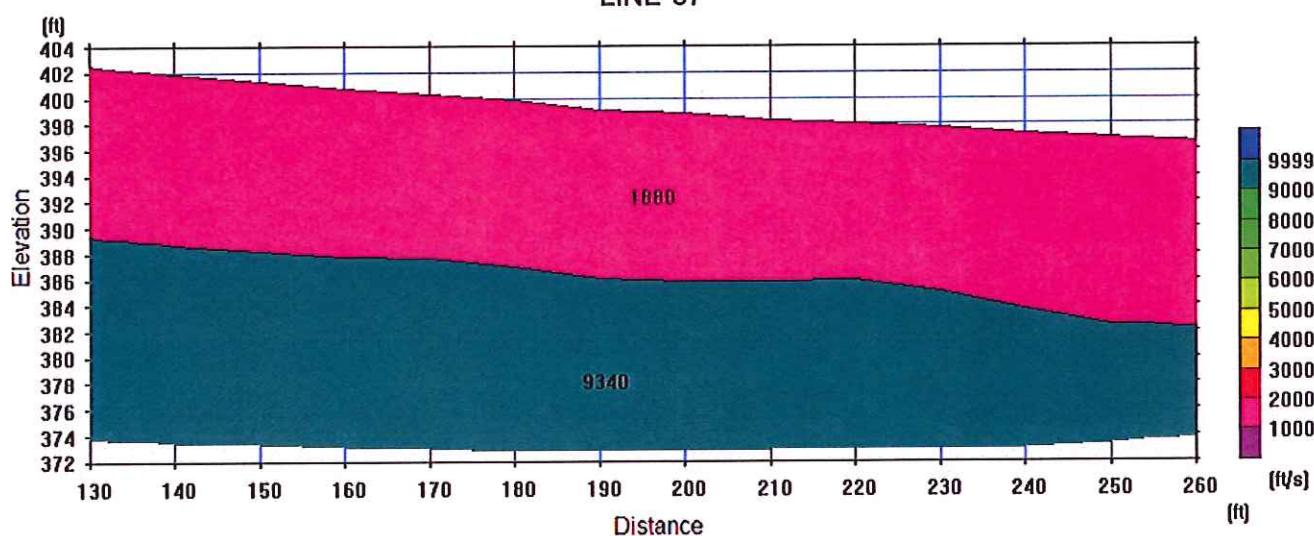
**JEFFERSON  
TECHNOLOGY PARK  
FREDERICK COUNTY**



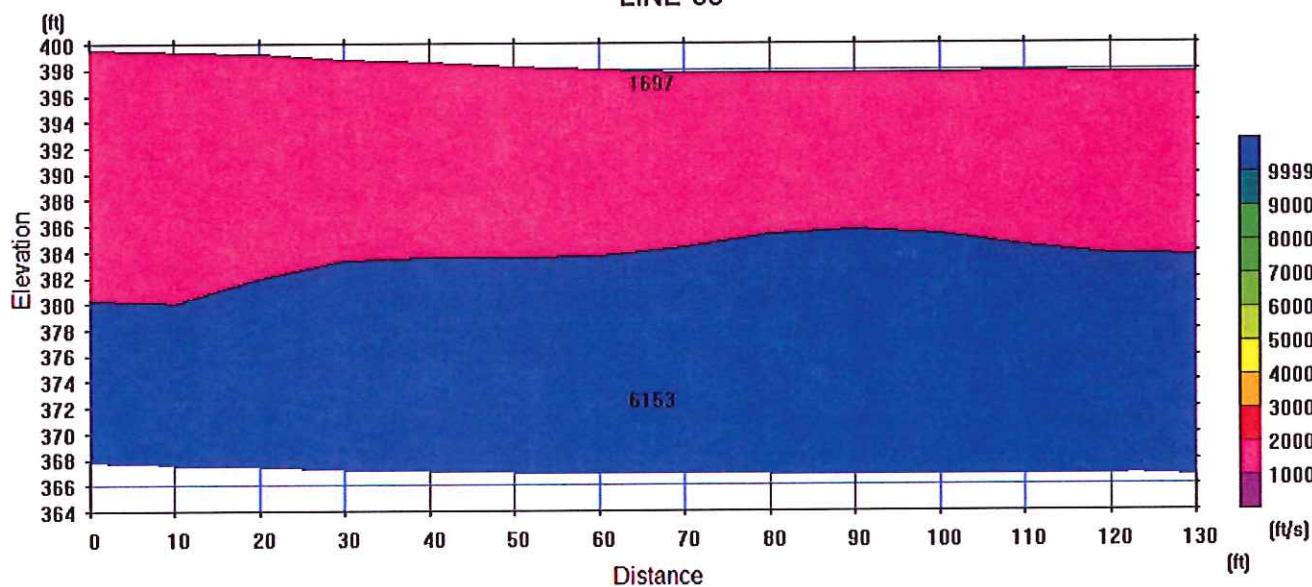
**ESI - EXCELLENCE IN SERVICE**  
2200 Georgia Street, Suite 5  
Vancouver, BC V6C 2G4  
TEL: (604) 568-8770  
FAX: (604) 568-8779  
  
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LINE 37



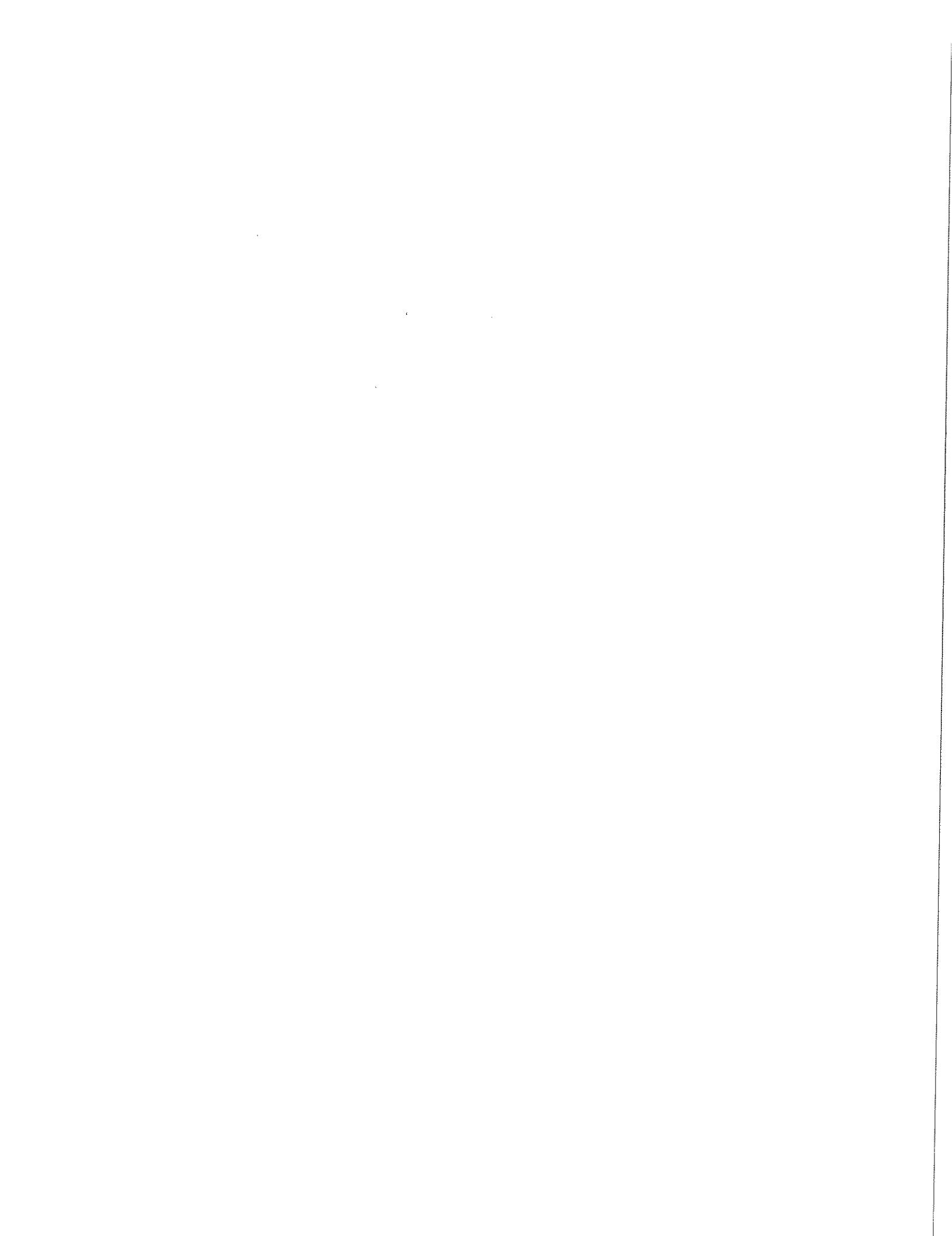
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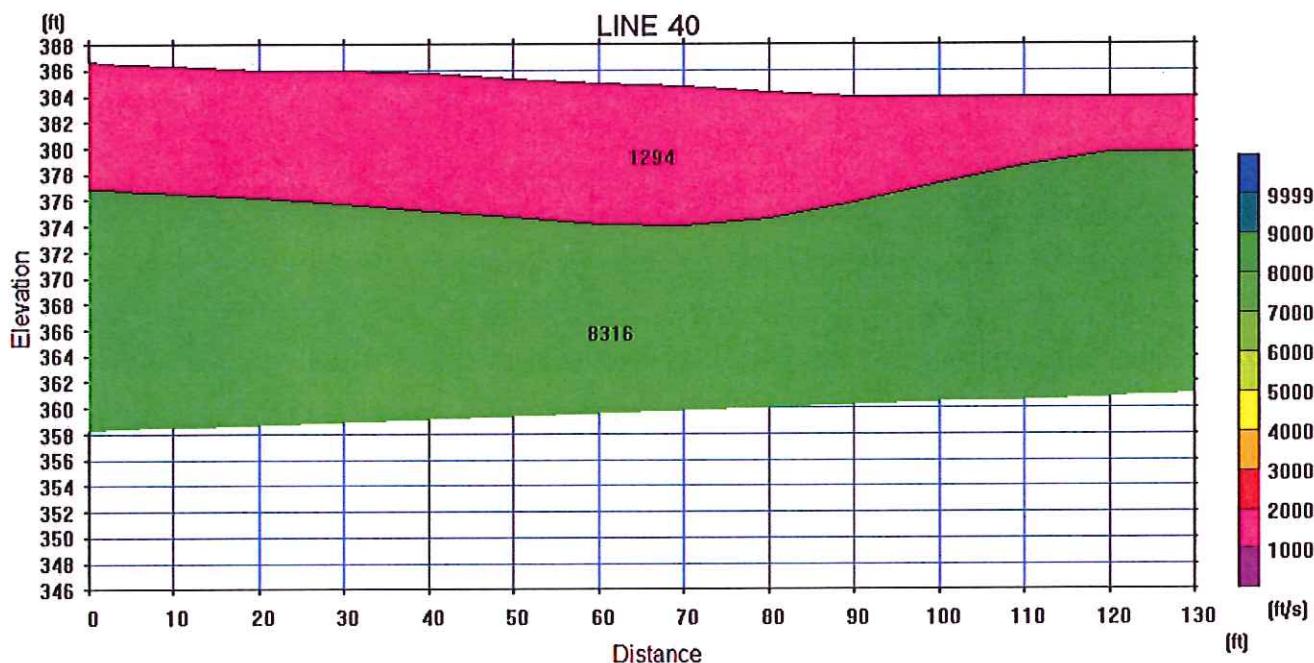
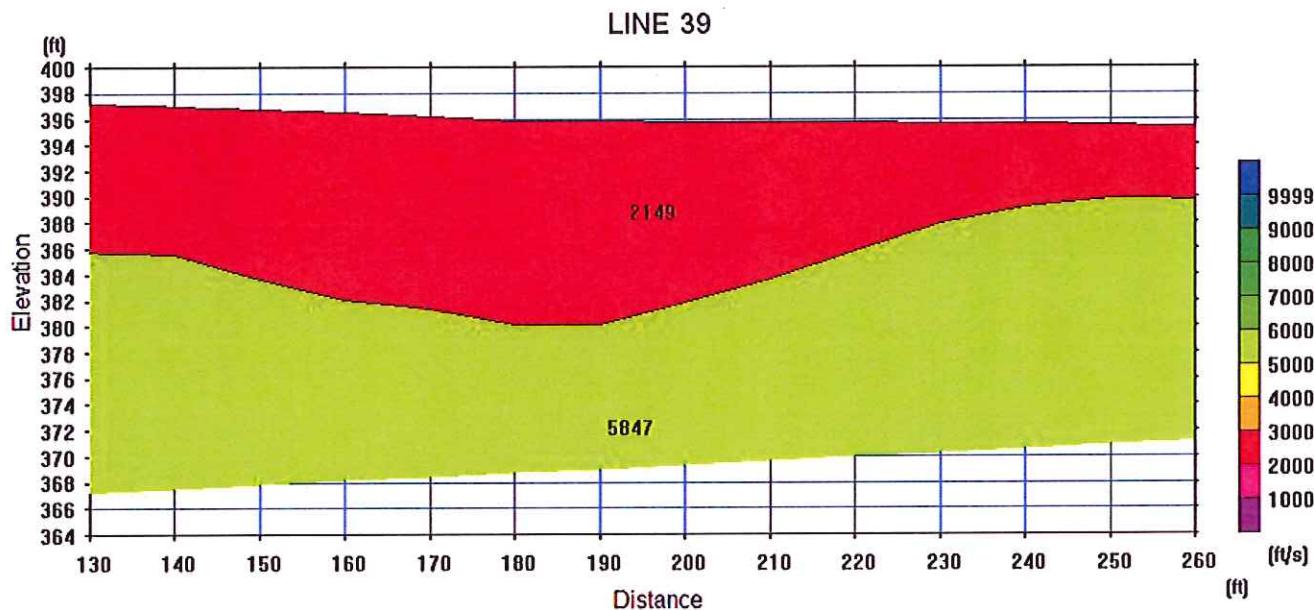


JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



SEISMIC REFRACTION PROFILES  
LINES 37-38

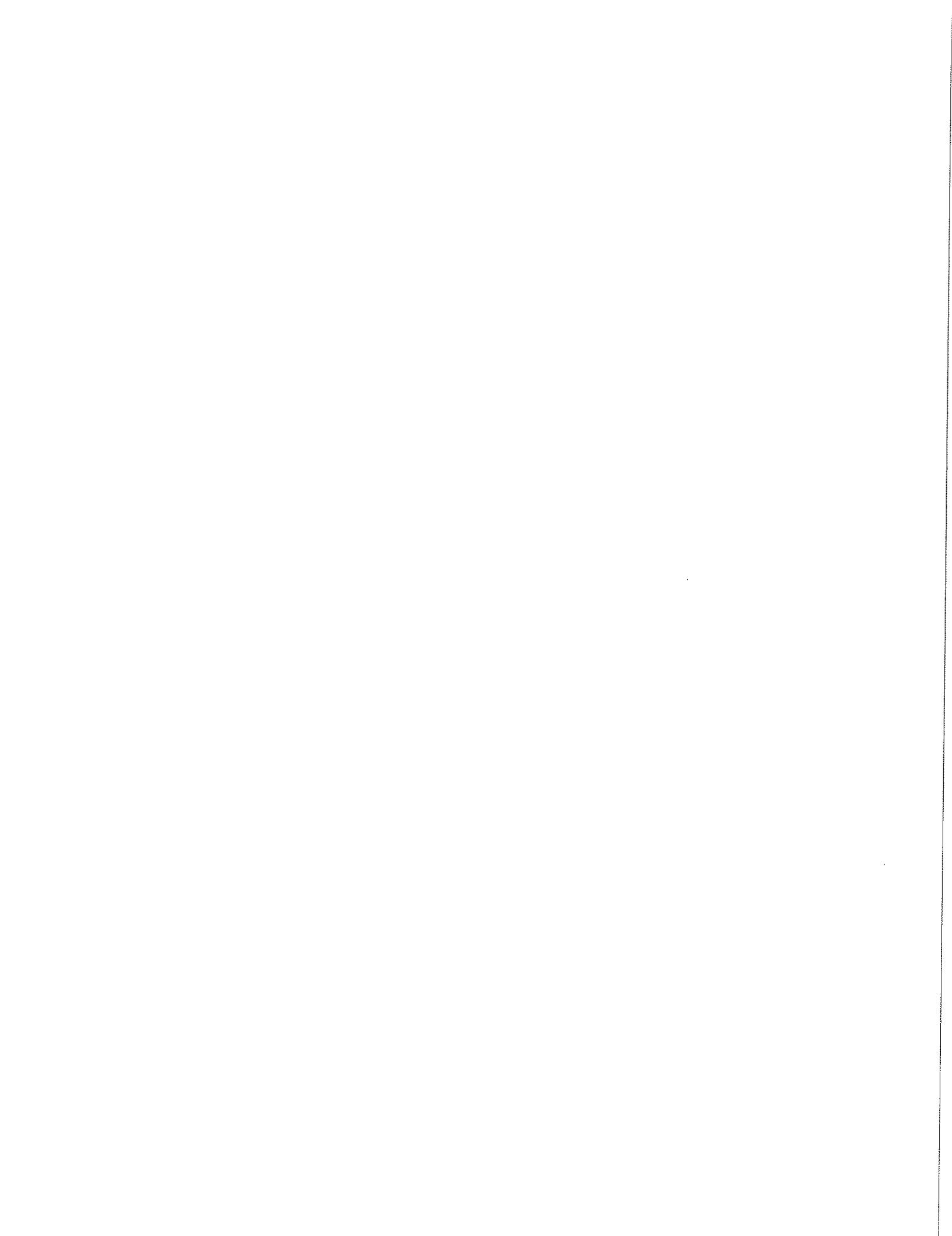


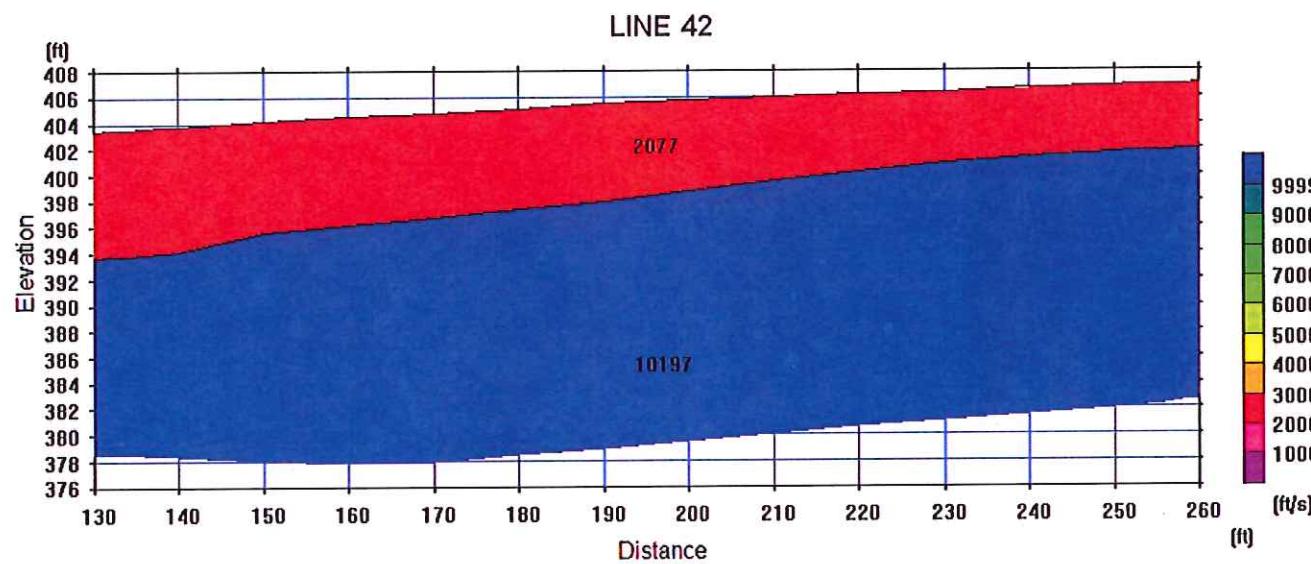
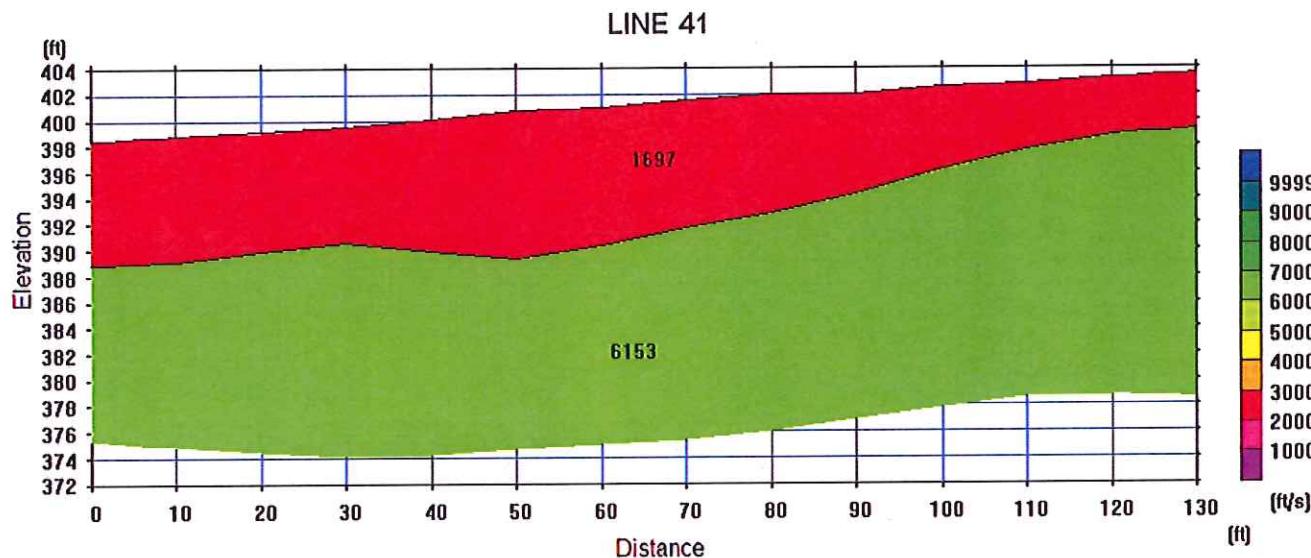


JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
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SEISMIC REFRACTION PROFILES  
LINES 39-40

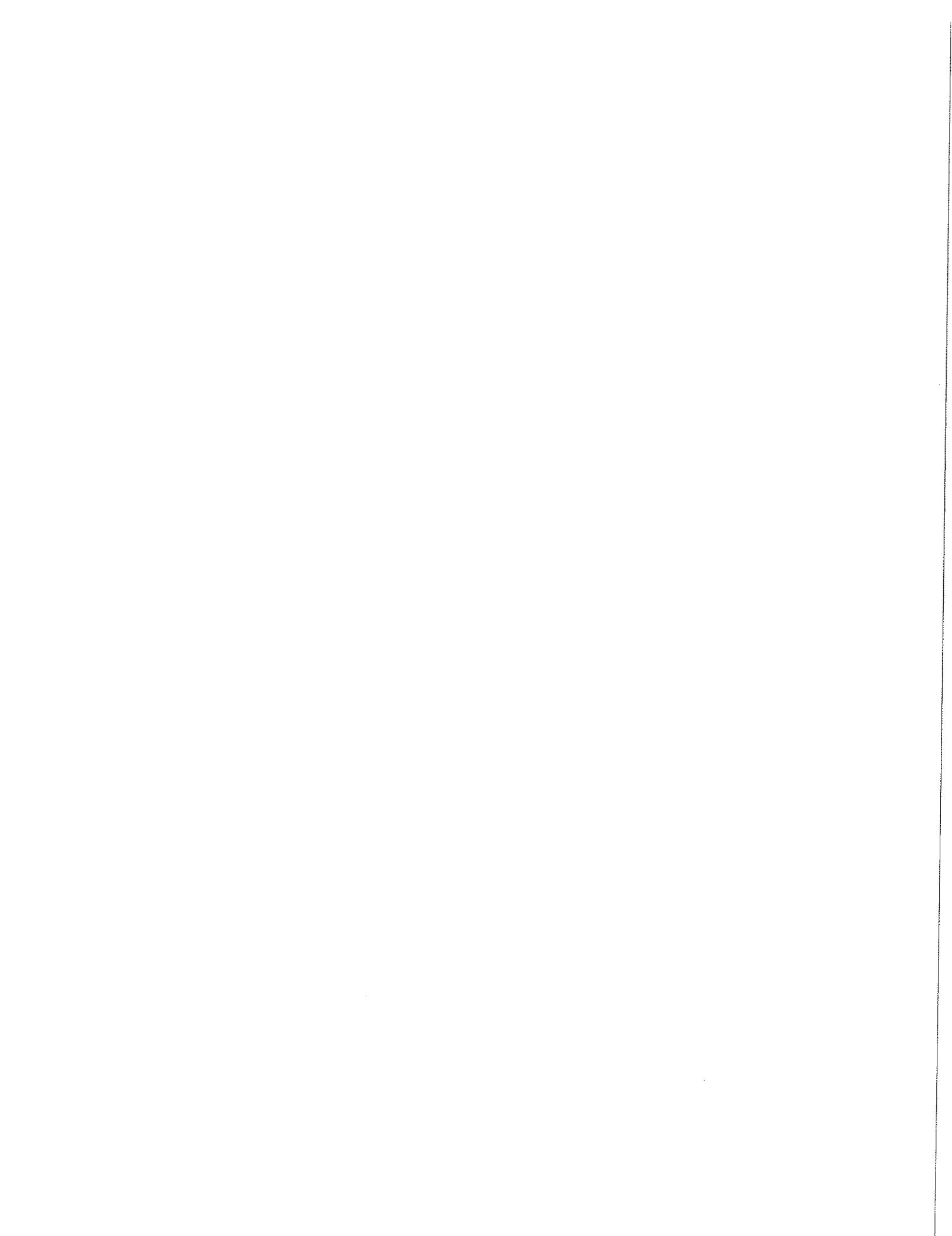


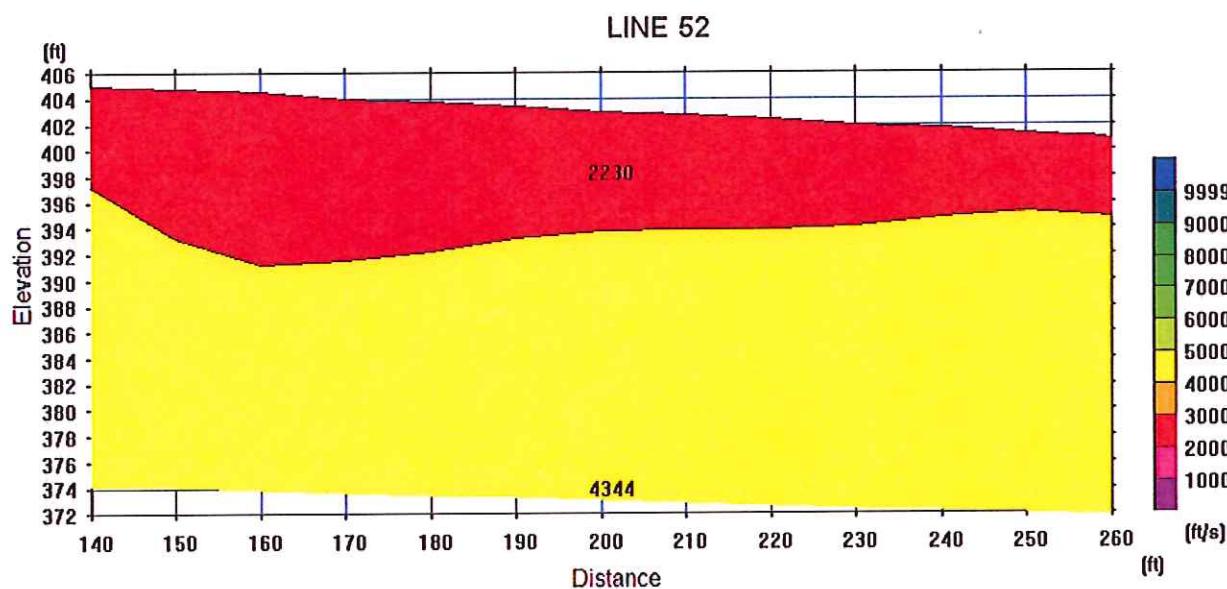
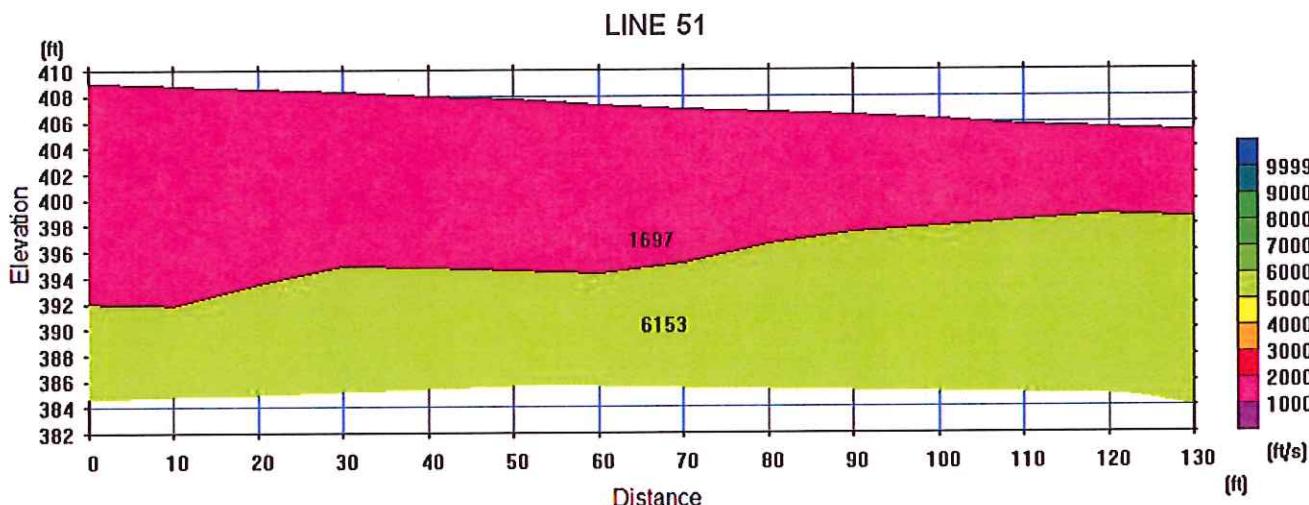


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FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



SEISMIC REFRACTION PROFILES  
LINES 41-42

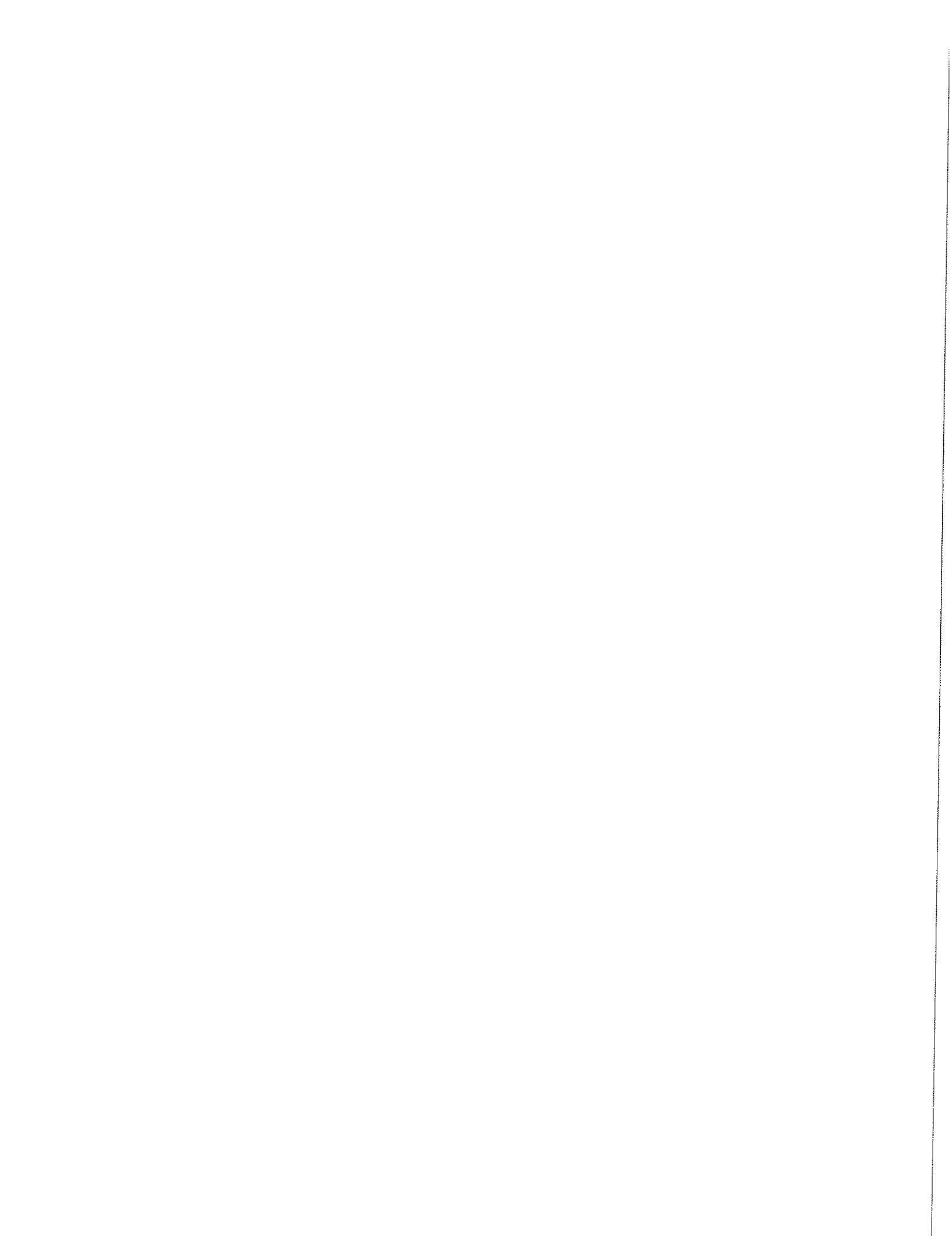




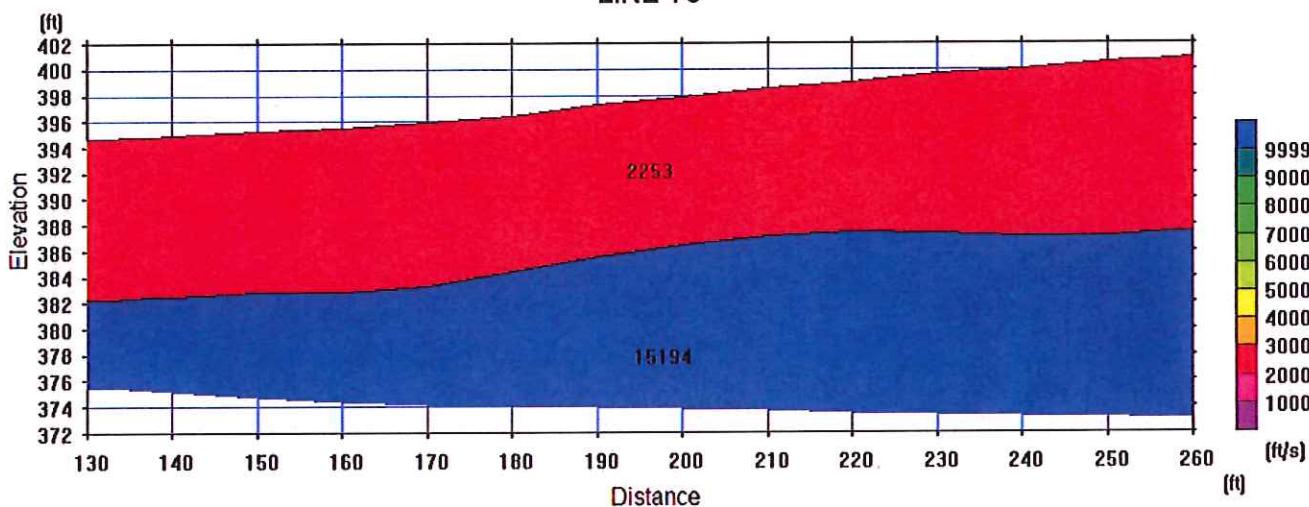
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ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



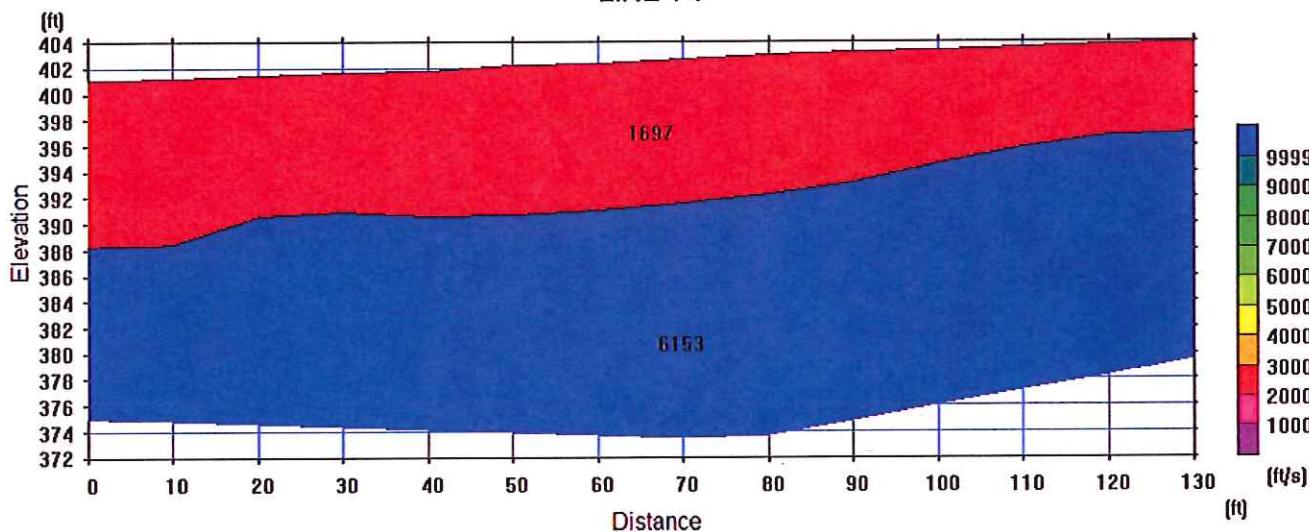
SEISMIC REFRACTION PROFILES  
LINES 51-52



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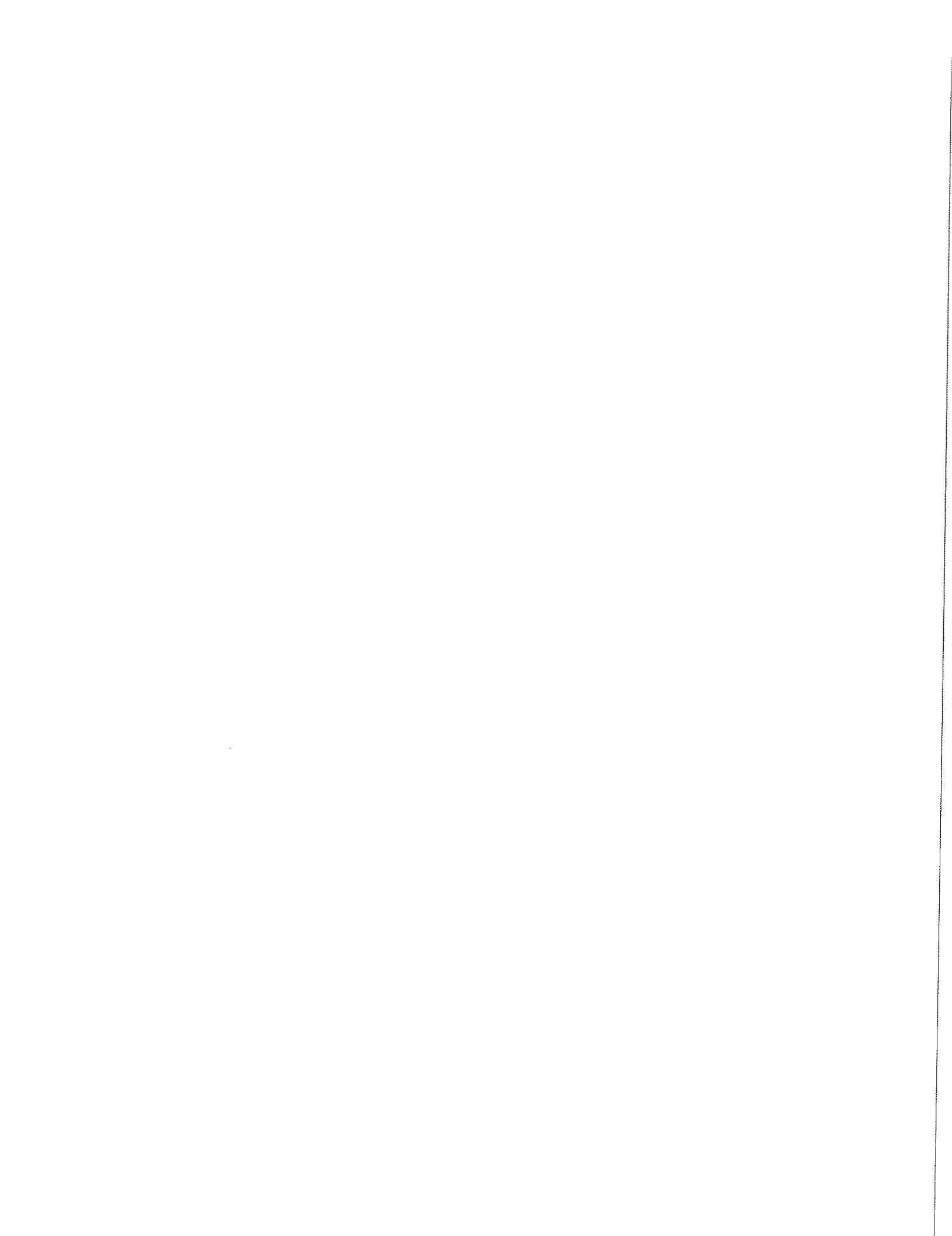
LINE 74



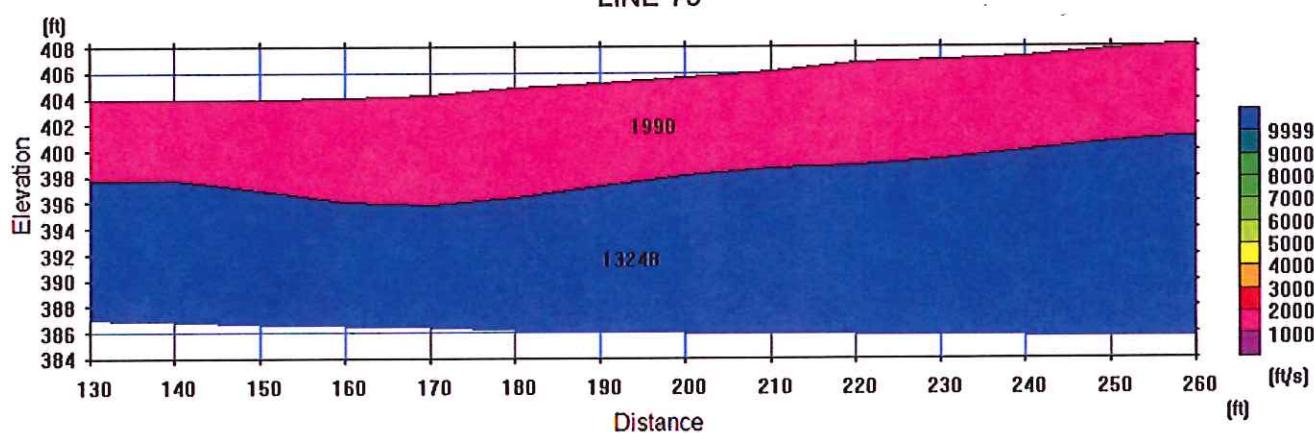
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ROUTE 180 – JEFFERSON PIKE  
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ECS PROJECT NO. 13-3041



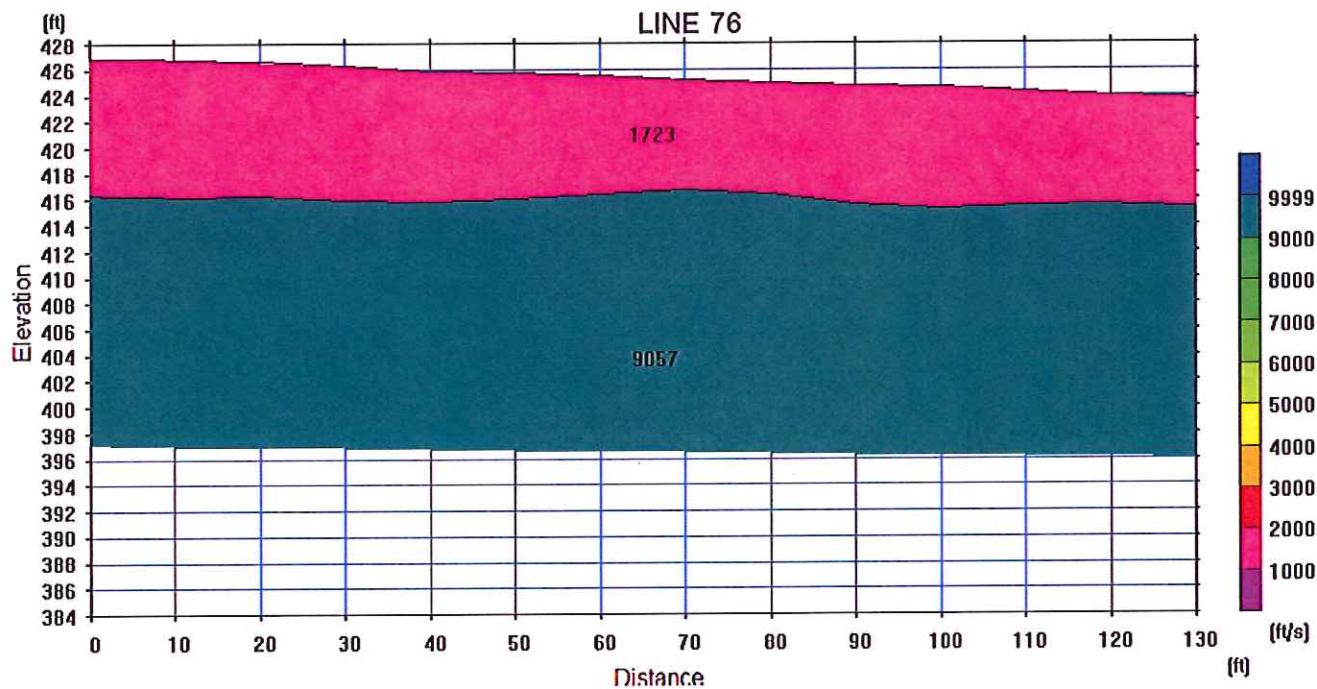
SEISMIC REFRACTION PROFILES  
LINES 73-74



LINE 75



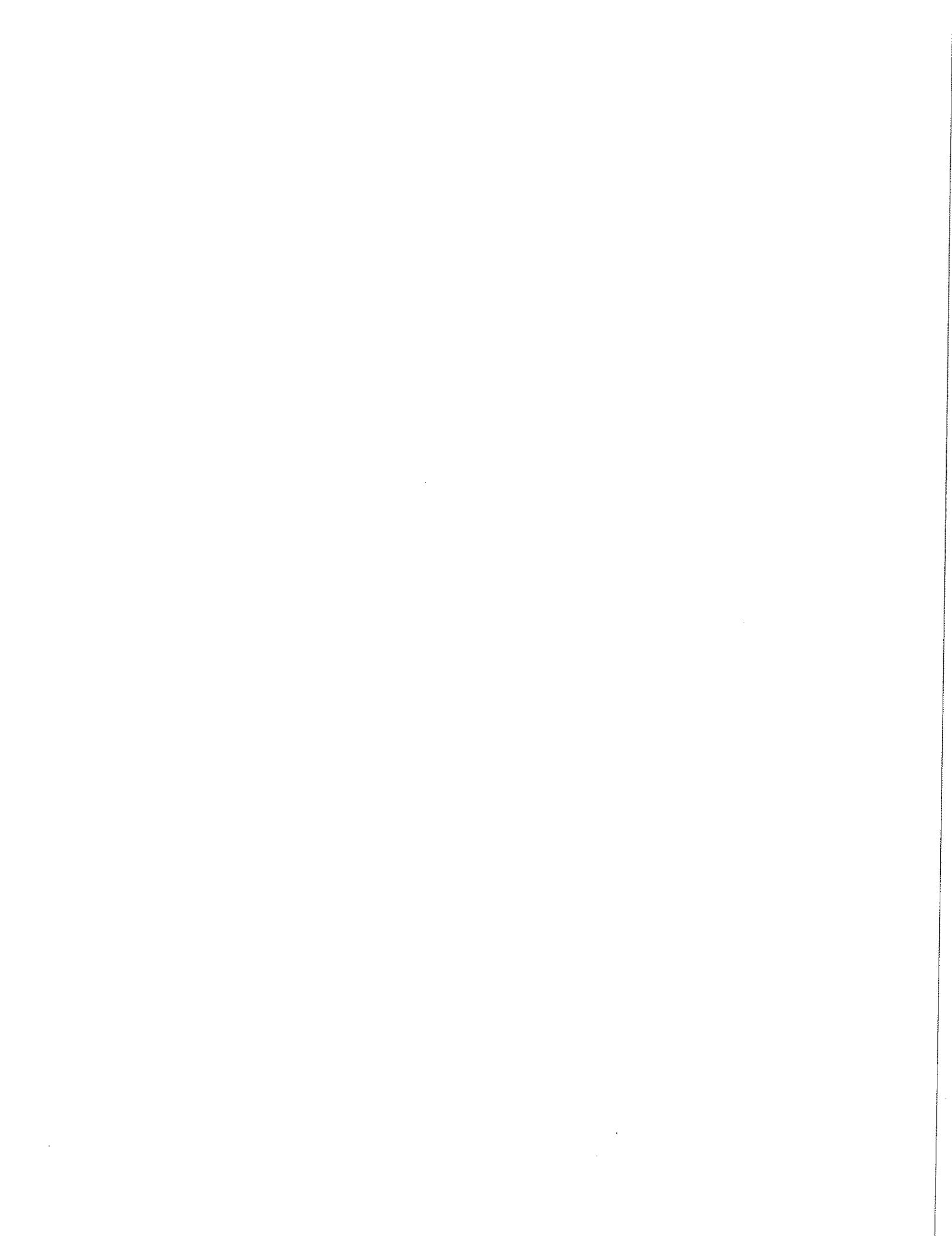
LINE 76



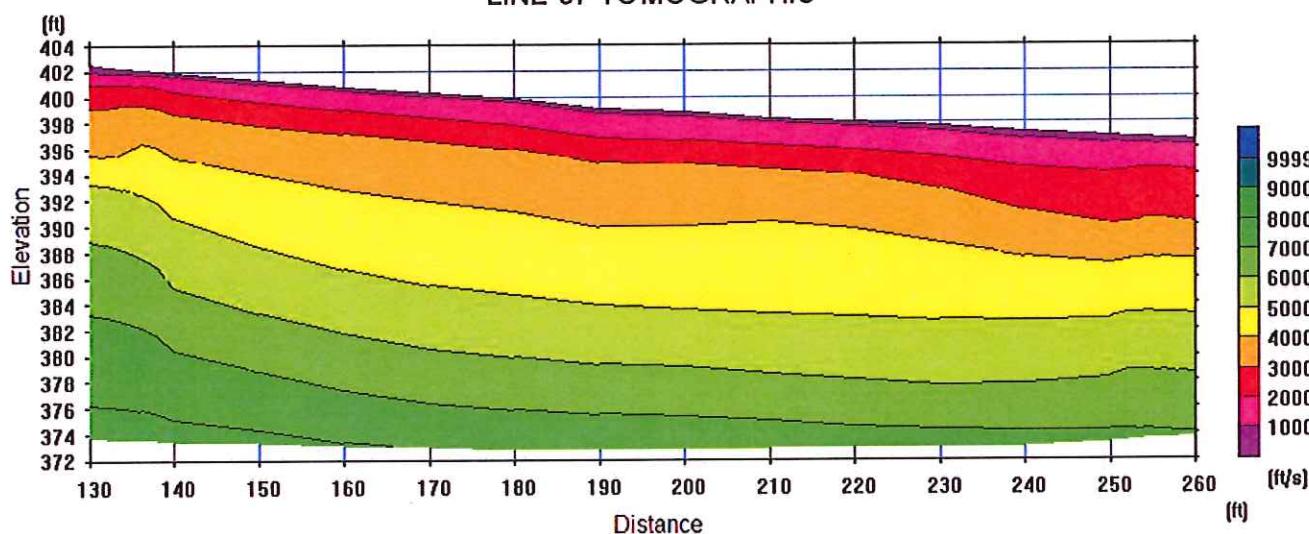
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ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



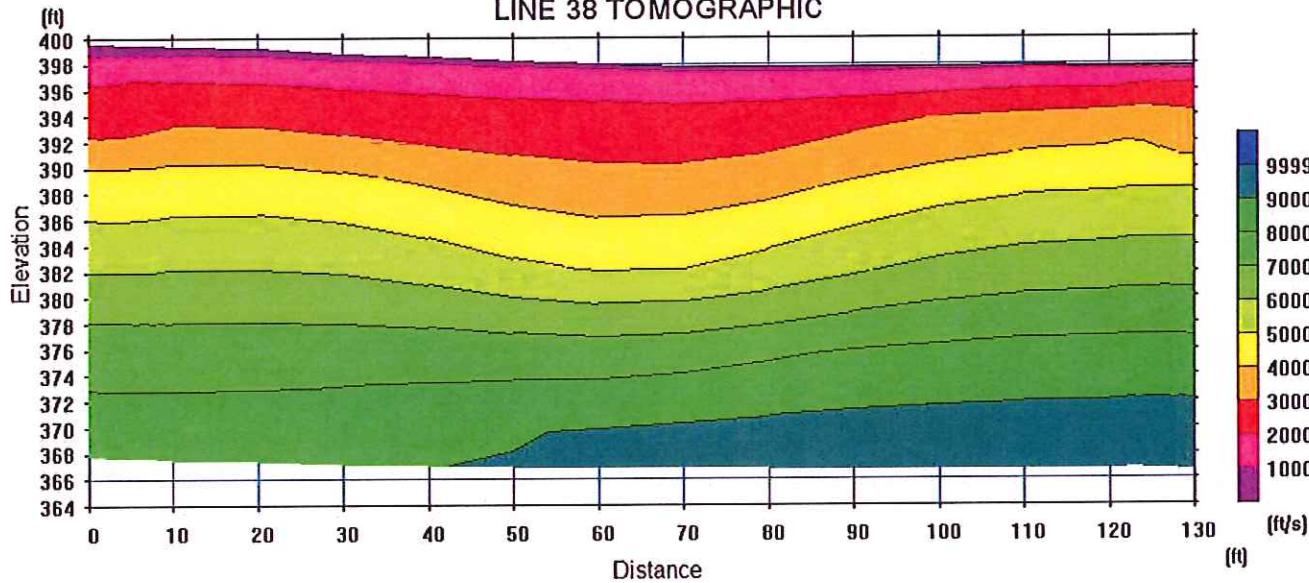
SEISMIC REFRACTION PROFILES  
LINES 75-76



### LINE 37 TOMOGRAPHIC



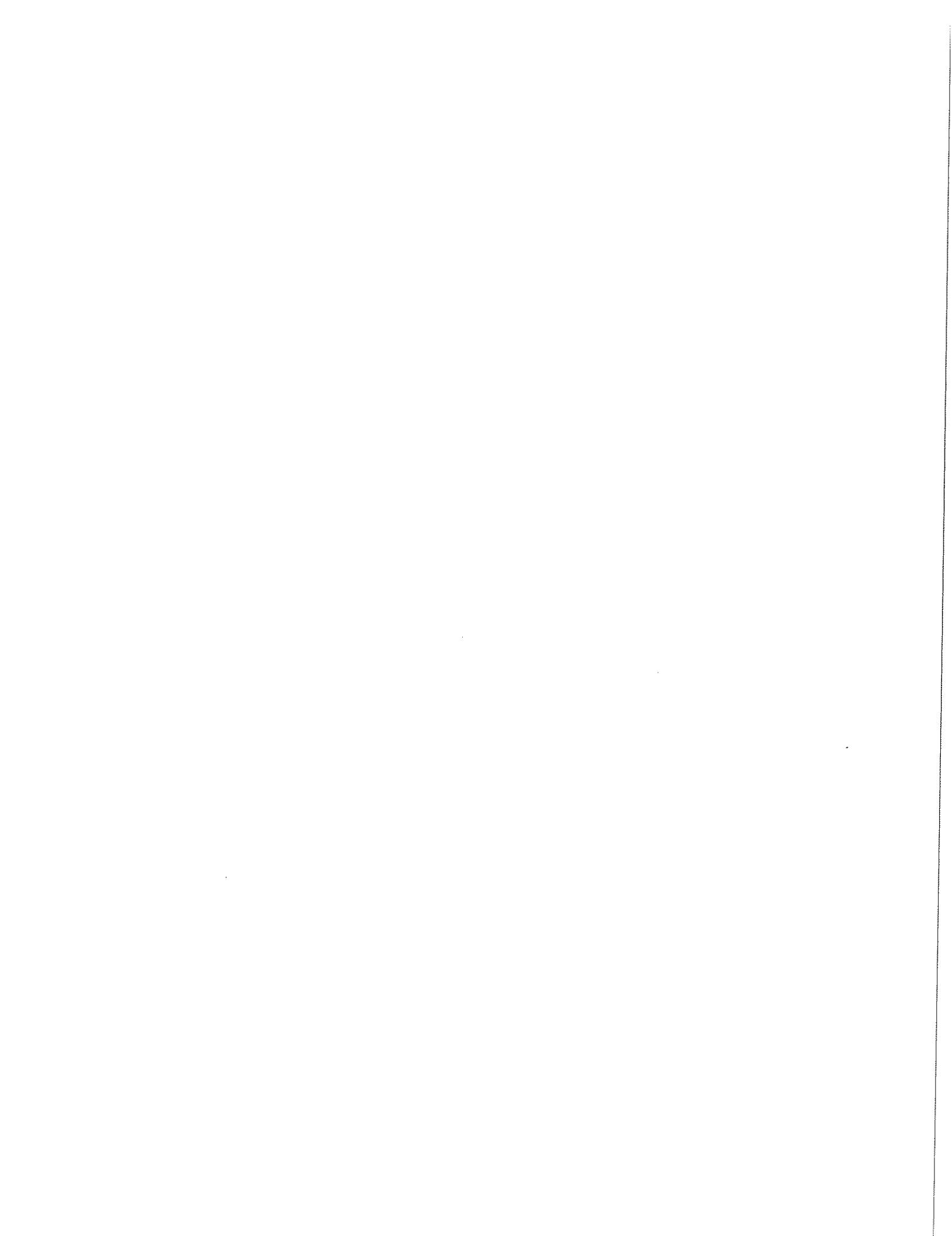
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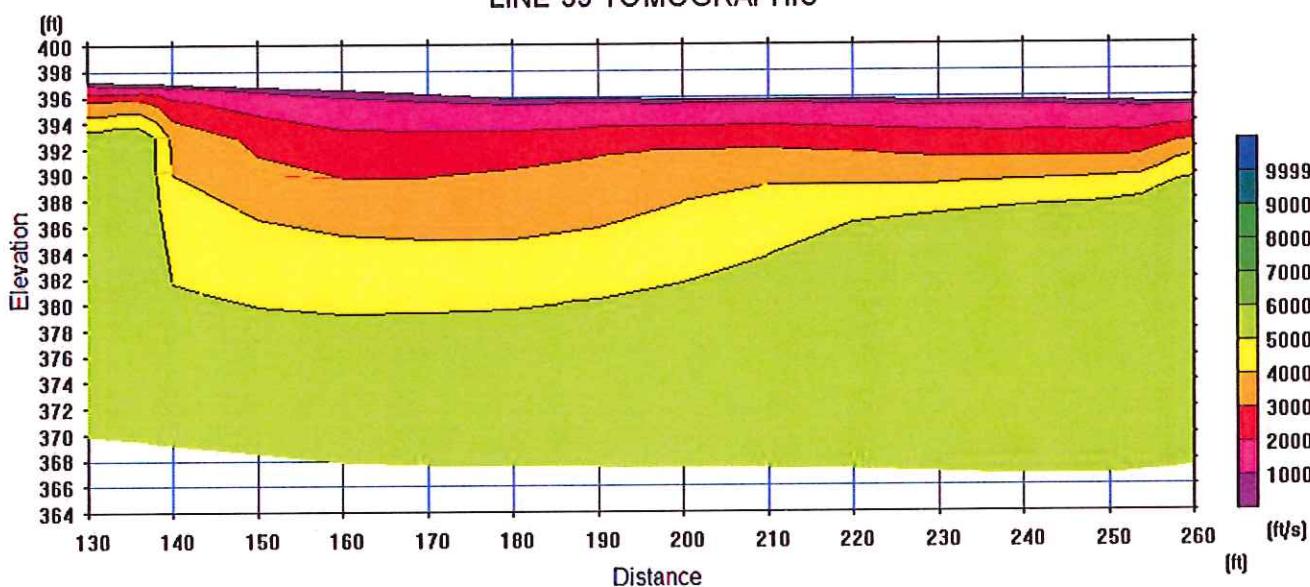
JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



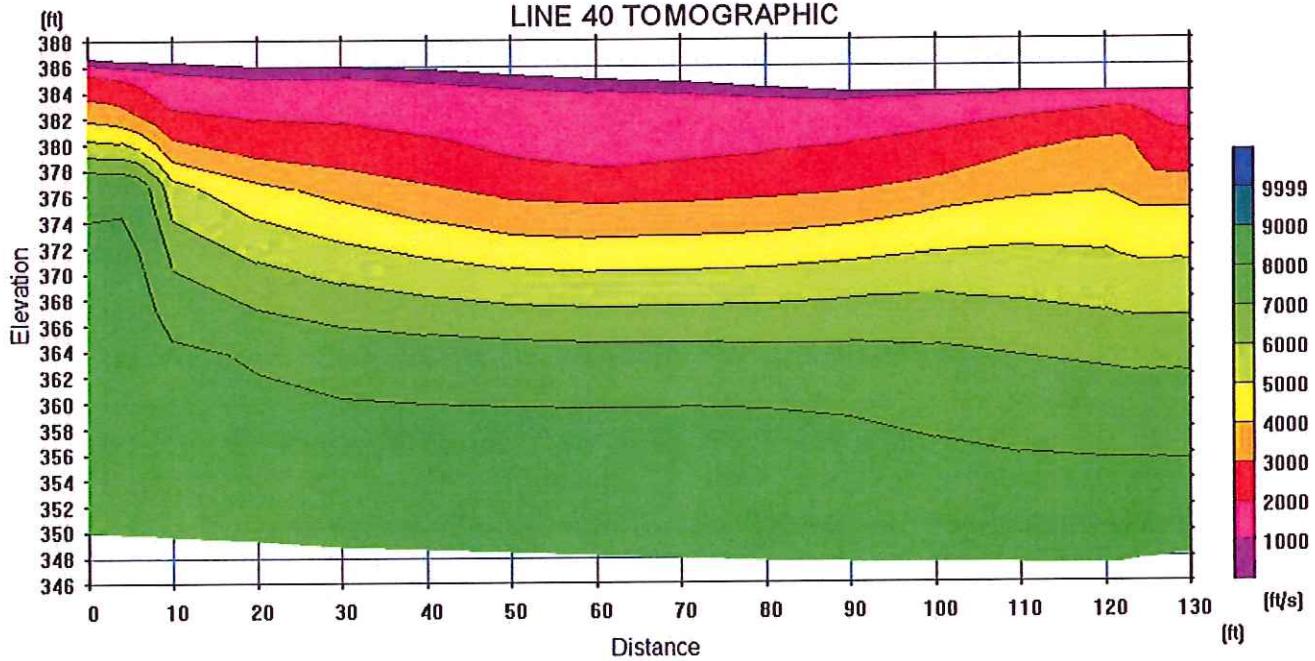
TOMOGRAPHIC MODELS  
LINES 37-38



### LINE 39 TOMOGRAPHIC



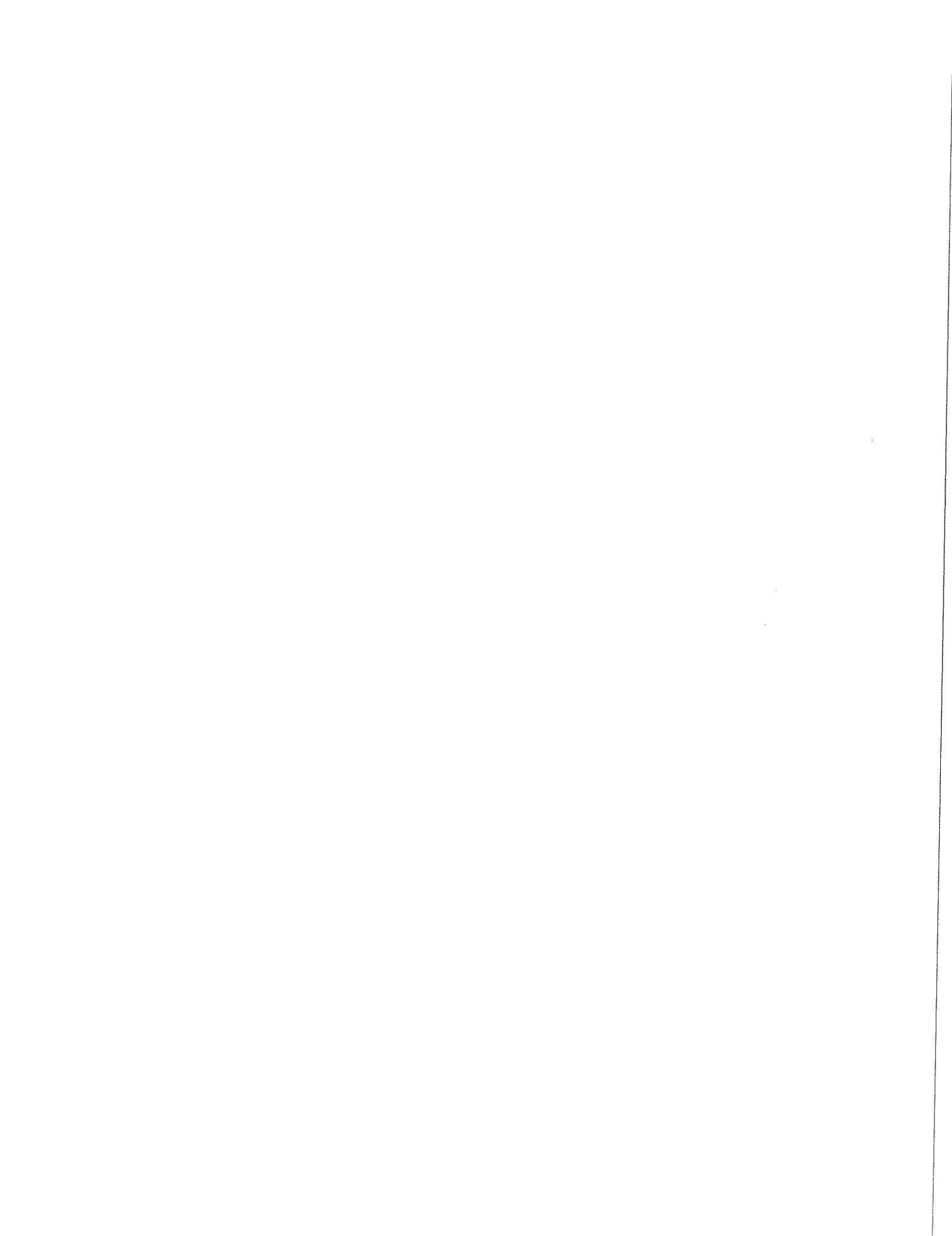
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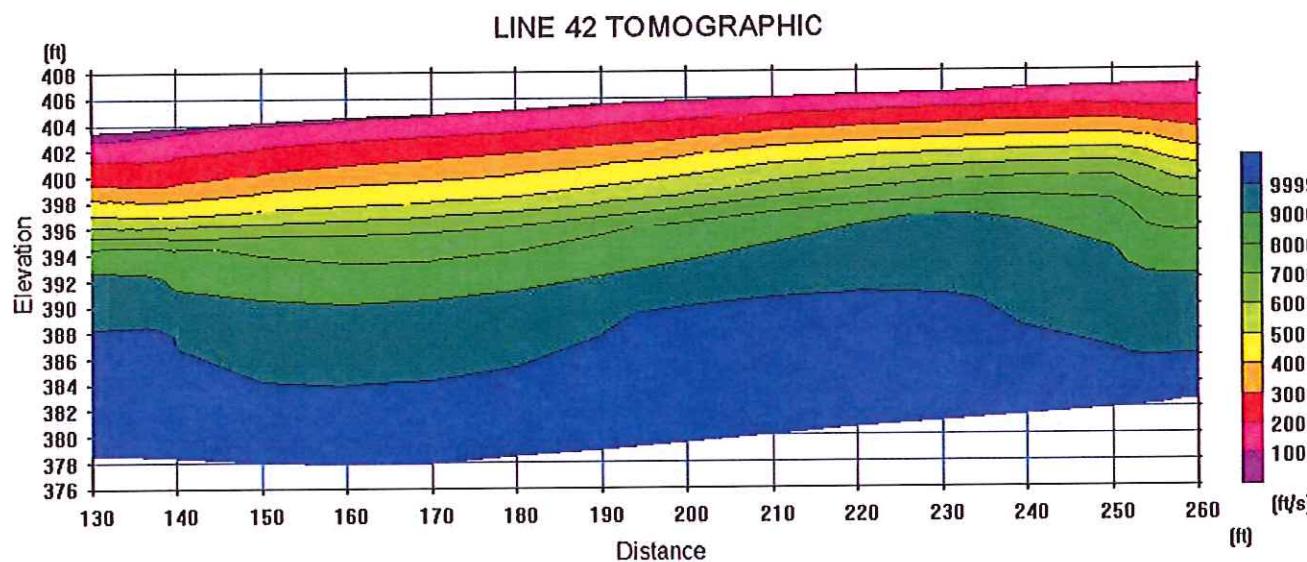
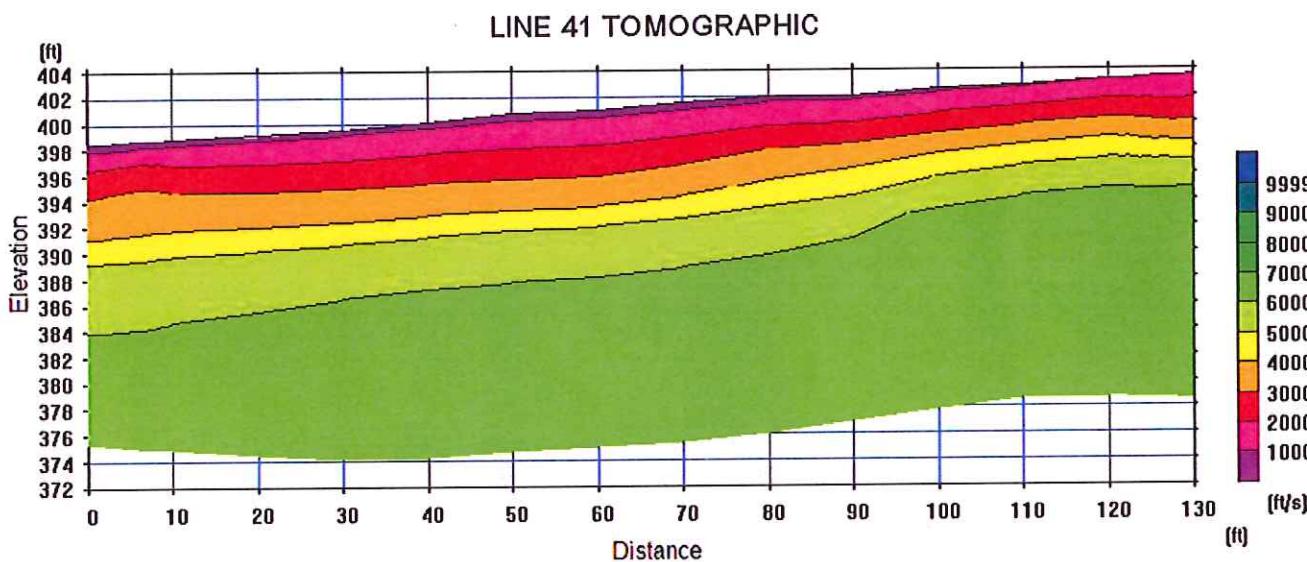


JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



TOMOGRAPHIC MODELS  
LINES 39-40

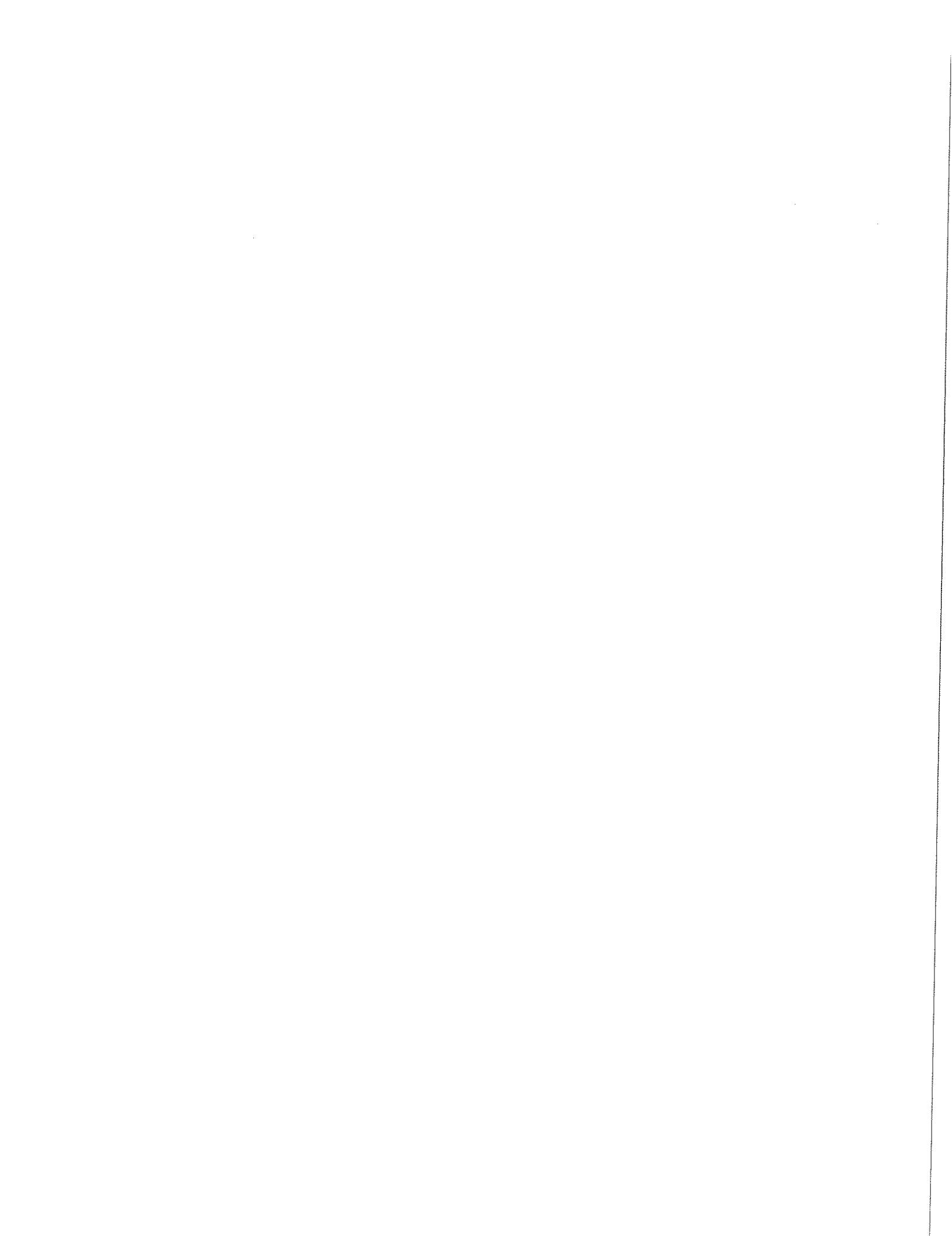


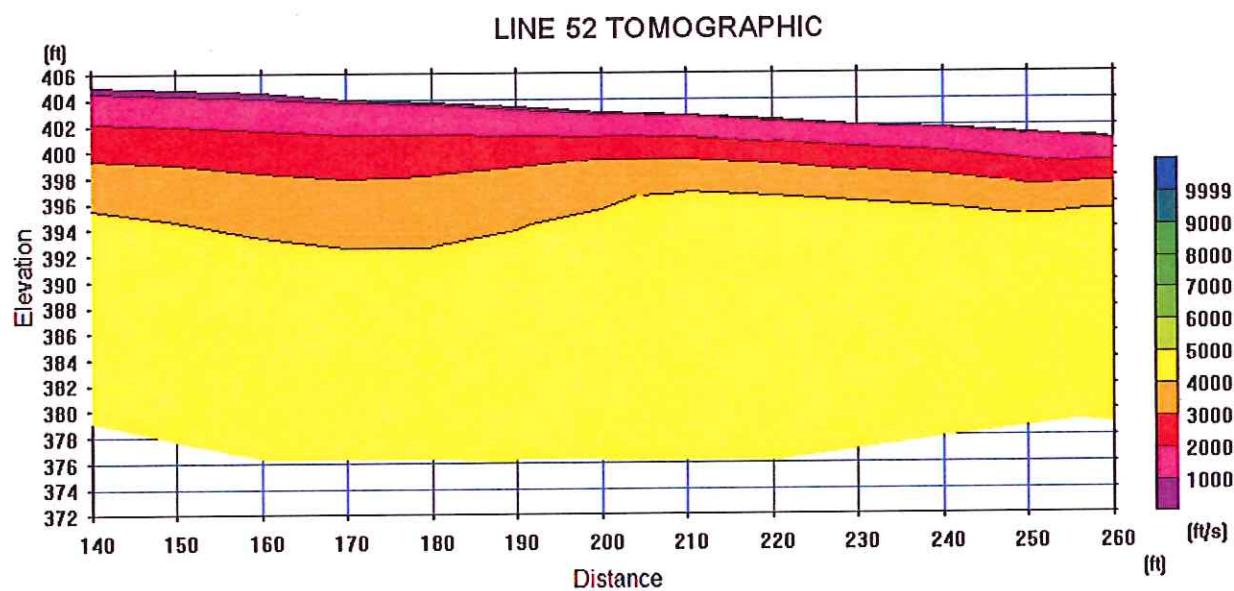
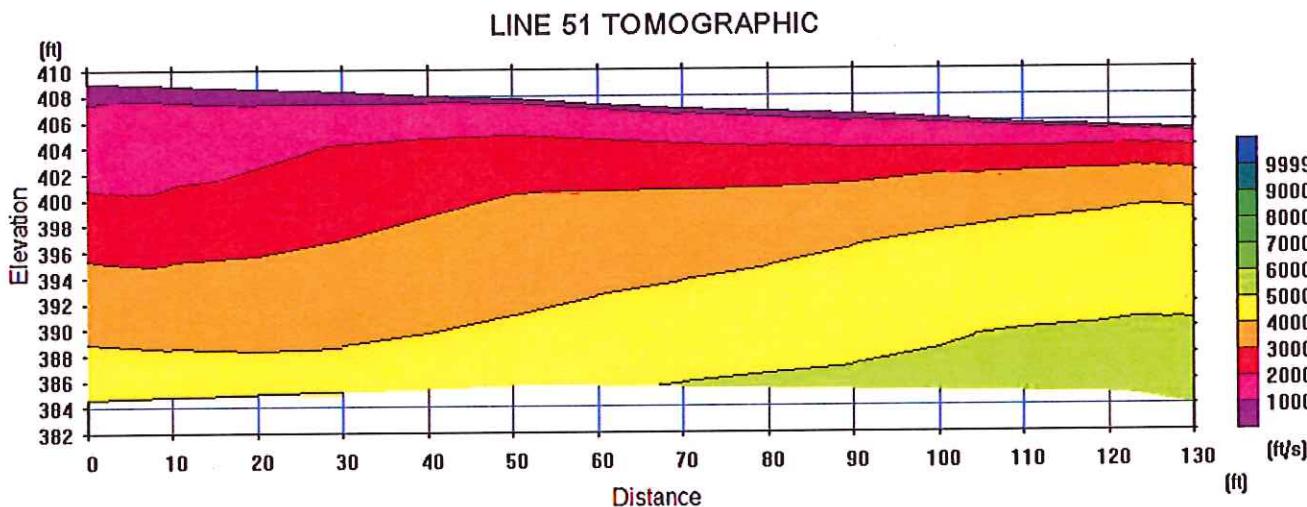


JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



TOMOGRAPHIC MODELS  
LINES 41-42

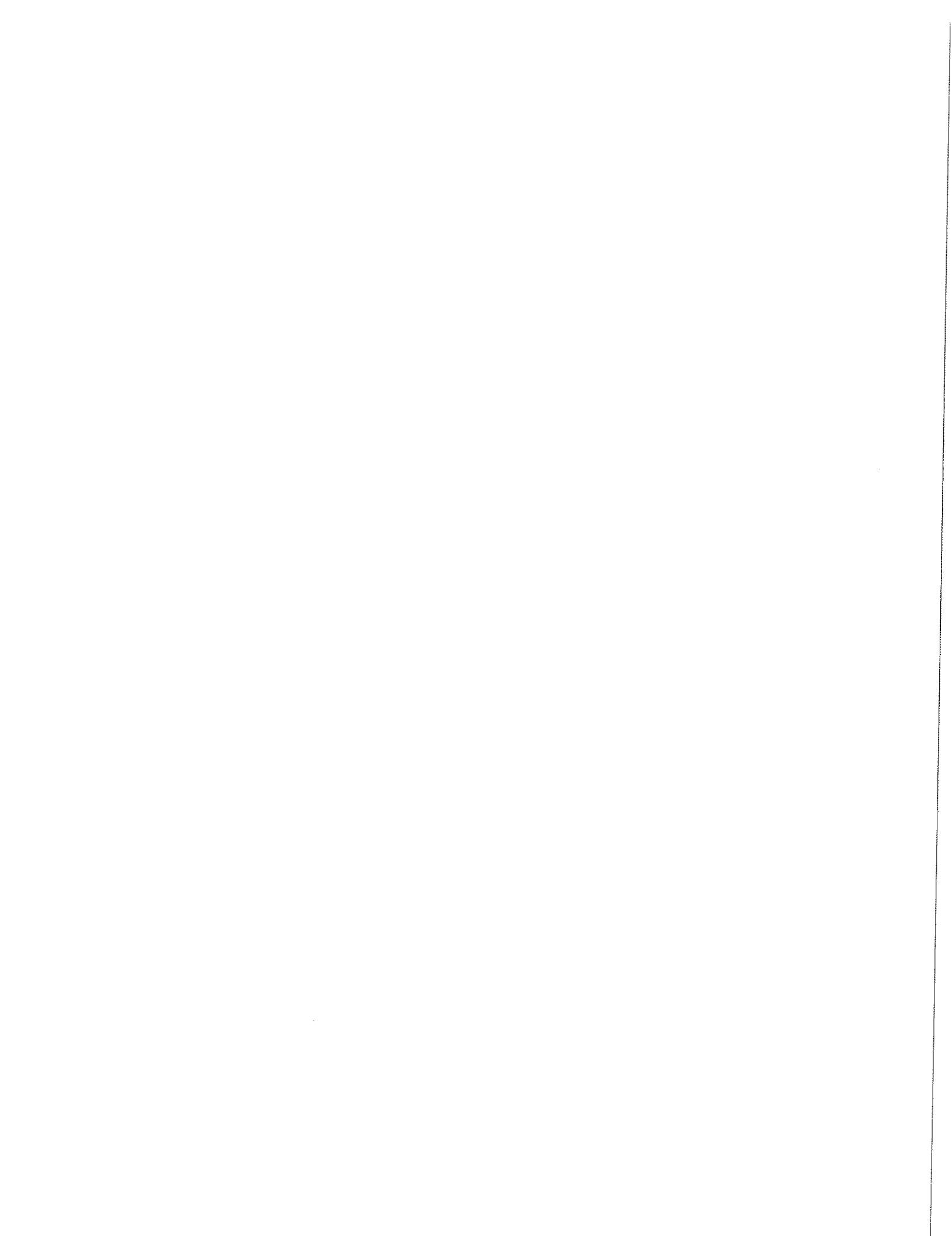




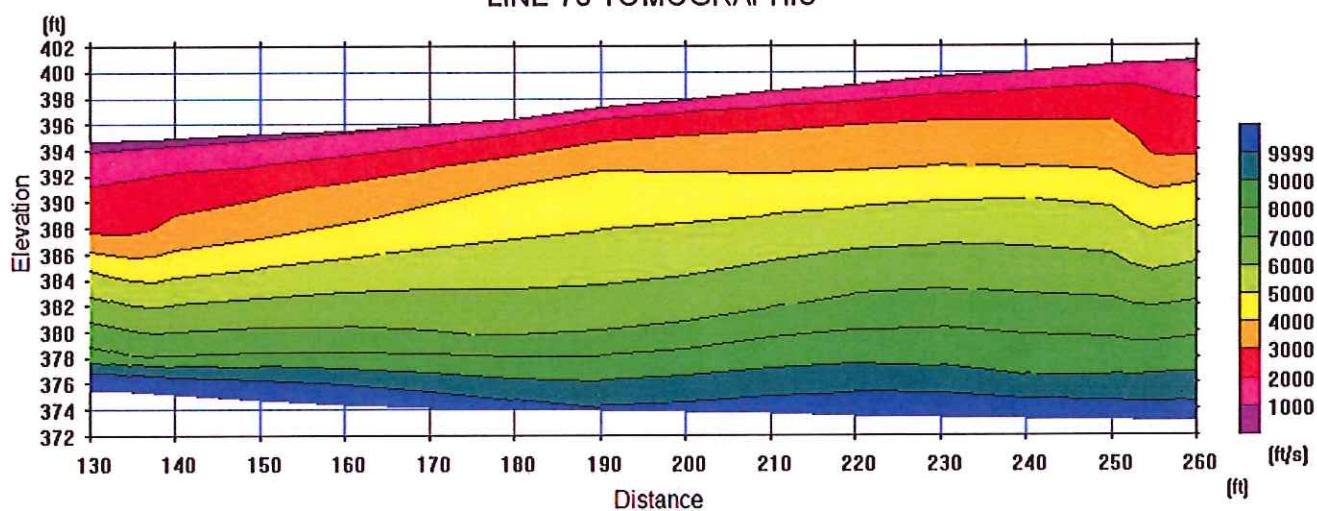
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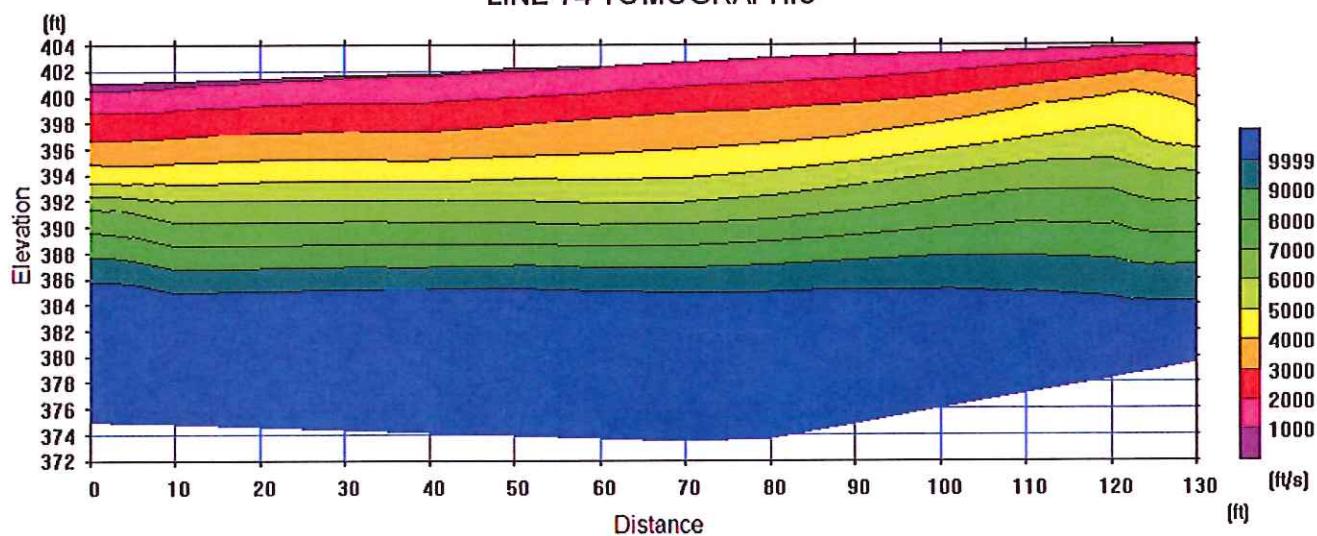
TOMOGRAPHIC MODELS  
LINES 51-52



### LINE 73 TOMOGRAPHIC



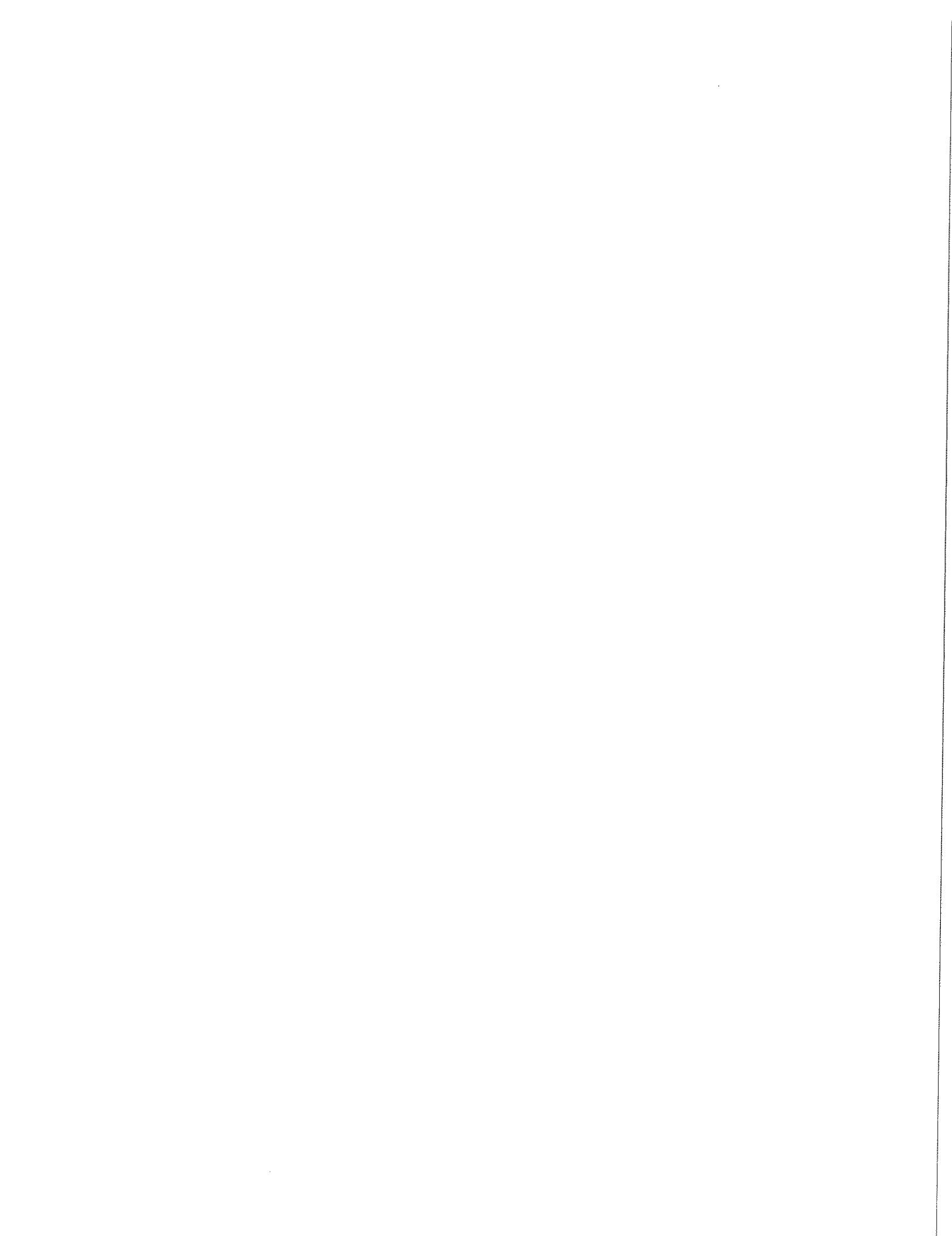
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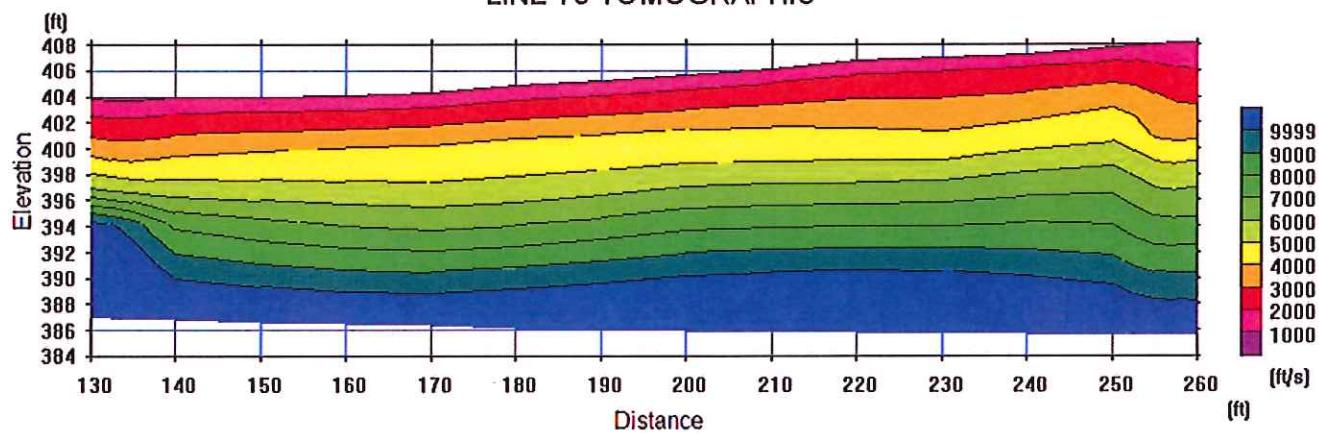
JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
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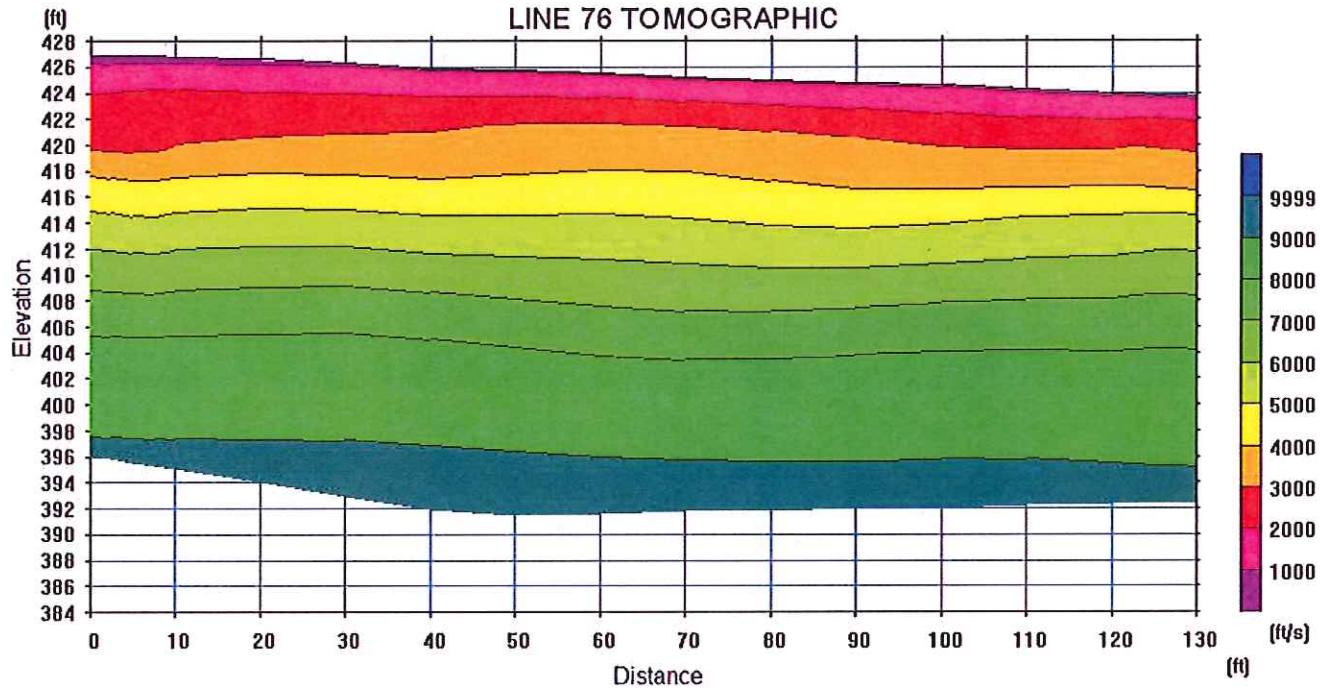
TOMOGRAPHIC MODELS  
LINES 73-74



### LINE 75 TOMOGRAPHIC



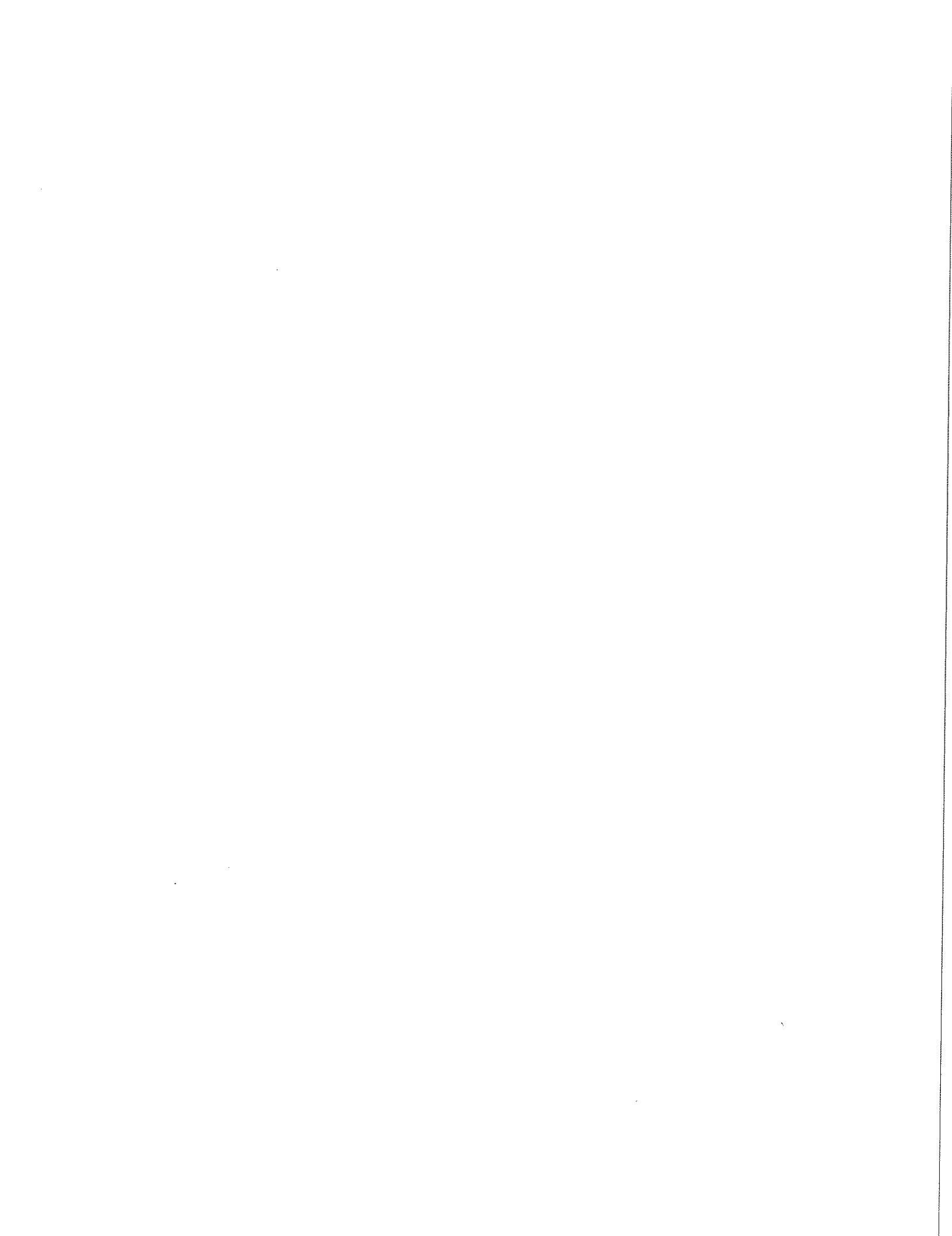
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JEFFERSON TECHNOLOGY PARK  
ROUTE 180 – JEFFERSON PIKE  
FREDERICK, MARYLAND  
ECS PROJECT NO. 13-3041



TOMOGRAPHIC MODELS  
LINES 75-76



**RECORD AND RETURN TO:**

Beth A. Ramacciotti  
Frederick County, Maryland  
DUSWM, Engineering & Planning

TAX ID #s: 23-438798; 23-458012;  
23-458020; 23-439565  
CONTRACT # 342B-SW; 342-SW

**DEED OF EASEMENT WATER SEWER**  
**JEFFERSON TECHNOLOGY PARK**

THIS DEED OF EASEMENT is made this 12<sup>th</sup> day of December, 2013, by JTPI INVESTMENTS, LLC, a Maryland limited liability company ("Grantor"), and the BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, a body corporate and politic of the State of Maryland ("Grantee").

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said JTPI Investments, LLC, a Maryland limited liability company, does hereby grant and convey unto the Board of County Commissioners of Frederick County, Maryland, and its successors and assigns, the following described perpetual easement(s) for the purposes of constructing, installing, maintaining, replacing, repairing, altering and operating a water main or mains and a sanitary sewer line or lines, service pipes, manholes, valves and accessory equipment (all hereinafter called "Equipment") through and across the real estate located in the Ballenger Election District, Frederick County, Maryland, being a part of the parcel of land conveyed unto JTPI Investments, LLC, a Maryland limited liability company, by a Deed from The Huffer, LLC, J.R.R., LLC, Parrotfins, LLC and Marilyn Young, LLC, all Maryland limited liability companies, dated June 28, 2007, and recorded among the Land Records of Frederick County, Maryland in Liber 6646, folio 701; and also being a part of the parcel of land conveyed unto JTPI Investments, LLC, a Maryland limited liability company, by a Deed from Lambeth Level Limited Partnership, LLLP, a Maryland limited liability limited partnership, dated April 30, 2007, and recorded among the aforesaid Land Records in Liber 6562, folio 784, more particularly described on EXHIBITS A1 & B1 and EXHIBITS A2 & B2 attached hereto and made a part hereof.

The Grantor and Grantee, for themselves, their successors and assigns, hereby covenant and agree as follows:

- A. The water main(s) and sanitary sewer line(s) and all Equipment shall be and remain the property of the Grantee.

1678

WITNESSES the hands and seals of the parties on the date and year first above written:

assurances thereof as the Grantee may request.

- B. The Grantor warrants specifically said easement(s) and will execute such further or proposed water main or sanitary sewer line, or inundate the land with water, excavate to an extent which will result in ground cover of less than four (4) feet over an existing twelve (12) feet ground cover over an existing or proposed water main or sanitary sewer line, excavate any building or other structure, make a fill which will result in more than easement area(s), erect any building or other structure, the Grantor shall not, within the use of the easement(s) by the Grantee for the purposes herein named, Among other uses defined to be inconsistent with the use of the easement(s), the Grantor shall not, within the use of the easement(s) by the Grantee for the purposes herein named, Among other uses herein granted which is not defined to be inconsistent with the rights herein conveyed, or with constitut and maintain roadways over the easement(s) and to make any use of the easement(s) or manholes, which may extend to or above ground level and the Grantor reserves the right to level, except for certain appurtenances typical to water and sewer facilities such as stacks, vents, D. The sanitary sewer line(s) and water main(s) shall be installed below cultivation sewer lines or equipment related thereto.

construction, but also during future maintenance, replacement or removal of any water mains or regarding the restoration, replacement and reseeding shall be applicable not only during original maintenance, but not the replacement of structures, trees or other obstructions. These provisions and reseeding of lawns and pasture areas, disturbed during original construction or future property to its original condition, including the backfilling of trenches, resurfacing of roadways, provided, however, that the Grantee, at its own expense, shall restore, as nearly as possible, the interfere with the proper and efficient use of the easement(s) for the purposes herein named; structures or other obstructions or facilities in the easement area(s) deemed by Grantee to

C. The Grantee shall have the right to trim, cut, and remove trees, shrubbery, fence, and structures, shall minimize damage to growing crops, planted or cultivated fields, streams, lawns, pastures, Grantor; provided, however, that the Grantee shall use existing roadways where possible, and the aforesaid easement area(s), in, through, over and across the above-described land of the

B. The Grantee, and its agents, shall have the right of ingress and egress to and from

WITNESS:

JTPI INVESTMENTS, LLC, a Maryland limited liability company

By: Jefferson Park Development, LLC, its Sole Member

By: Keyser-Kline JTP, LLC, its Managing Member

Elena Moelle

BY: W. Gary Dorsch (SEAL)  
Name: W. Gary Dorsch  
Title: President

By: Bradford S. Kline & Associates, LLC, Member

Bradford S. Kline

BY: Bradford S. Kline (SEAL)  
Name: Bradford S. Kline  
Title: Member

GRANTOR

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
FREDERICK COUNTY, MARYLAND, a body  
corporate and politic of the State of Maryland

Leontaine Richard  
Administrator

BY: Blaine R. Young

Blaine R. Young, President

(SEAL)

GRANTEE

that on this 14<sup>th</sup> day of October, 2013, the personally appeared Bryant F. Kline, who is the person whose name is subscribed to this instrument, written especially for her/himself to be MARY MC of Bradford S. Kline Person Park Development, LLC, who is the sole member of Kline Person Park Development, LLC and that Bryant F. Kline limited liability company and that Bryant F. Kline authorized so to do, executed the foregoing instrument for all Seal.

WITNESS my hand and Notarial Seal.

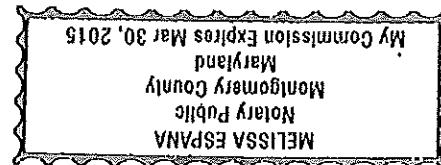
I HEREBY CERTIFY that on this 14<sup>th</sup> day of October, 2013, before me, the undersigned officer, personally appeared Bryant Kline, who has been satisfactorily proven to be the person whose name is subscribed to this instrument, who acknowledged himself to be MWAC of Bradford S. Kline Associates, LLC, a member of Jefferson Park Development, LLC, who is the sole member of JTPI Investments, LLC, a Maryland limited liability company and that Bryant Kline does such MWAC being authorized so to do, executed the foregoing instrument for the purpose therein contained.

STATE OF Maine, COUNTY OF Middlesex, TO WIT:

NOTARY PUBLIC  
William U. Quisenberry  
All Seal.  
My Commission Expires:  
August 15, 2014

I HEREBY CERTIFY that on this 30<sup>th</sup> day of September, 2013,  
before me, the undersigned officer, personally appeared LL. GARY DODSCH, who  
has been satisfactorily proven to be the person whose name is subscribed to this written  
instrument, who acknowledged himself to be President of Kreyser-Klime  
Instruments, who acknowledged himself to be President of Jefferson Park Development, LLC, who  
is a Maryland limited liability company and that  
LL. GARY DODSCH, as such President being authorized so to do, executed the  
foregoing instrument for the purposes herein contained.

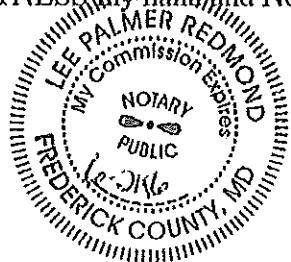
STATE OF Maryland, COUNTY OF Hanover, to wit:



STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 12<sup>th</sup> day of December, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Blaine R. Young, President of the Board of County Commissioners of Frederick County, Maryland, a body politic and corporate of the State of Maryland, and acknowledged the foregoing instrument to be the act of said body politic and corporate; and at the same time, he made oath in due form of law that she is the President of said body politic and corporate and is duly authorized to make this acknowledgment on its behalf.

WITNESS my hand and Notarial Seal.

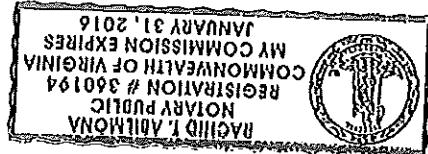


Lee Palmer Redmond  
NOTARY PUBLIC

My Commission Expires: 6-21-16

This instrument has been prepared under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Noel S. Manalo  
Noel S. Manalo

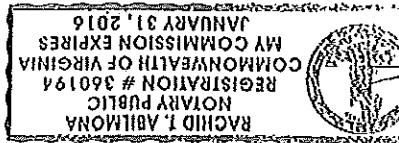


My Commission Expires: 1/31/2016

WITNESS my hand and Notarial Seal.

I HEREBY CERTIFY that on this 18<sup>th</sup> day of December, 2013, before me, the Subscribers, a Notary Public in and for the State and County aforesaid, personally appeared Timothy A. Lascko, Trustee for M&GT Bank, a New York banking Corporation, personally known to me by his signature as Trustee for M&GT Bank, and he did further certify that he is authorized to make this acknowledgement as Trustee for M&GT Bank, successor by merger to Provided Bank.

STATE OF Louisiana, COUNTY OF Fairfax, TO WIT:



My Commission Expires: /31/2016

I HEREBY CERTIFY that on this 15<sup>th</sup> day of October, 2013, before me, the Subscribers, a Notary Public in and for the State and County aforesaid, personally appraised Cecilia A. Hodges, Trustee under M&T Bank, a New York banking Corporation, successor by merger to Provident Bank, a Maryland bank holding institution, and she did further certify that she is authorized to make this acknowledgement instrument to be the act and deed of M&T Bank, as said Trustee, and she did further certify that she is authorized to provide this acknowledgement instrument to be the act and deed of M&T Bank, successor by merger to Provident Bank.

STATE OF Louisiana, COUNTY OF Tensas, TO WIT:

*Cecilia A. Hodges* (SBA)  
Cecilia A. Hodges, Trustee  
*(Signature)*  
AND/OR  
*Timothy A. Lascko* (SBA)  
Timothy A. Lascko, Trustee  
*(Signature)*

William G. Hines

*William S. Davis*

WITNESS:

The undersigned individual does hereby consent to the aforesaid Deed of Easement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described easement(s) to Grantee as legal title holder of the herein described property and does hereby further agree that such servitude may subsist under: its Indemnity Deed of Trust, Assumption of Recents and Security Agreement, dated July 18, 2008, and recorded among the Land Records of Frederick County, Maryland, dated in Liber 7041, folio 83, as modified by the Deed of Removal and Apporionment of Trustees, dated June 22, 2012, and recorded among the aforesaid Land Records in Liber 106, folio 48, and its Second Deed of Trust, Security Agreement, Fixtures Filing (Maryland), dated September 11, 2013, and recording the aforementioned Land Records in Liber 9772, folio 459.

The undersigned lienholder does hereby consent to the aforesaid Deed of Easement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described easement(s) to Grantee as legal title holder of the therein described property and does hereby further agree that such easement shall survive any sale under: its Indemnity Deed of Trust, dated February 12, 2013, and recorded among the Land Records of Frederick County, Maryland in Liber 9773, folio 1; and its Indemnity Deed of Trust, dated February 12, 2013, and recorded among the aforementioned Land Records in Liber 9773, folio 26.

WITNESS:



(SEAL)

Matt Beck, Trustee

AND/OR

(SEAL)

Kirk Kubista, Trustee

STATE OF Maryland, COUNTY OF Montgomery, TO WIT:

I HEREBY CERTIFY that on this 18<sup>th</sup> day of October, 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Matt Beck, Trustee for NVR, Inc., a Virginia corporation, and he did acknowledge the foregoing instrument to be the act and deed of NVR, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for NVR, Inc.

WITNESS my hand and Notarial Seal.

NELMA B. CHEN  
Notary Public-Maryland  
Montgomery County  
My Commission Expires  
October 19, 2016



NOTARY PUBLIC

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Kirk Kubista, Trustee for NVR, Inc., a Virginia corporation, and he did acknowledge the foregoing instrument to be the act and deed of NVR, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for NVR, Inc.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires:

JENNIFER JEAN THACKER	Notary Public Commonwealth of Virginia 346821	My Commission Expires Oct 31, 2016
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I HEREBY CERTIFY that on this 27 day of OCTOBER, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared David Rettew, Trustee for The Ryland Group, Inc., a Maryland corporation, and he did acknowledge the foregoing instrument to be the act and deed of The Ryland Group, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for The Ryland Group, Inc.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

*Dawn M. Halligan*

JENNIFER JEAN THACKER	Notary Public Commonwealth of Virginia 346821	My Commission Expires Oct 31, 2016
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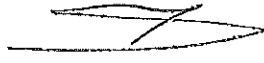
I HEREBY CERTIFY that on this 27 day of OCTOBER, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Stephen L. Fritz, Trustee for The Ryland Group, Inc., a Maryland corporation, and he did acknowledge the foregoing instrument to be the act and deed of The Ryland Group, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for The Ryland Group, Inc.

WITNESS my hand and Notarial Seal.

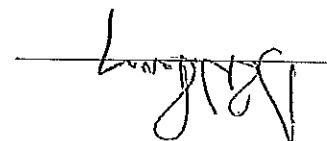
NOTARY PUBLIC

*Dawn M. Halligan*

STATE OF VIRGINIA , COUNTY OF FAIRFAX , TO WIT:

AND/OR  
  
Stephen L. Fritz, Trustee  
(SBAI)

  
David Rettew, Trustee  
(SBAI)

  
Jennifer Jean Thacker  
Notary Public  
Commonwealth of Virginia  
346821  
My Commission Expires Oct 31, 2016

The undersigned holder does hereby consent to the aforesaid Deed of Basement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described easement(s) to Grantee as legal title holder of the herein described property and does hereby further agree that such easement shall survive any sale under its Indemnity Deed of Trust, dated June 10, 2013, and recorded among the Land Records of Frederick County, Maryland in Liber 9593, folio 197.

Tax I.D.:  
23-439565  
23-438798  
23-458020

Contract No. 3412-B-SW

## EXHIBIT "A1"

### WATER AND SEWER EASEMENT

Across a Portion of  
**JTPI INVESTMENT LLC**  
**LIBER 6562 PG. 784 & LIBER 6646 PG. 701**  
**23<sup>RD</sup> Election District**  
**Frederick County, Maryland**

**Being strips or parcels of land being in the (23rd) Twenty Third Election District of Frederick County, Maryland, hereinafter described running through, over, and across the Land of JTPI INVESTMENTS LLC, a Maryland limited liability company, as acquired by deed dated April 30, 2007 and being recorded among the Land Records of Frederick County, Maryland, in Liber 6562, Page 784; and as acquired by deed dated June 28, 2007 and being recorded in said Land Records in Liber 6646 at Folio 701.**

#### **PART ONE:**

**(Liber 6562 Page 784): JTPI INVESTMENTS LLC**

**Beginning for the same at a point on the northwesterly limits of U.S. Route #15 – U.S. Route #340 (150' Public Right of Way) and on the North 42° 40' 14" East, 736.24' platted limits of Farm Lot 2 as shown on a plat of subdivision entitled "Jefferson Technology Park" as shown on Plat Book 81 at Page 107; said point being 97.67"**

1. North  $47^{\circ} 19' 46''$  West, 424.33', feet to a point, thence  
northeasterly from the southwesterly end thereof; thence leaving said limits to cross an  
inclosure part of JTI INVESTMENTS LLC property (Brown Lot 2) the following courses  
and distances
2. North  $42^{\circ} 40' 14''$  East, 424.33', feet to a point, thence
3. North  $47^{\circ} 19' 46''$  West, 10.00', feet to a point, thence
4. North  $42^{\circ} 40' 14''$  East, 20.00', feet to a point, thence
5. South  $47^{\circ} 19' 46''$  East, 10.00', feet to a point, thence
6. North  $42^{\circ} 40' 14''$  East, 146.82', feet to a point, thence
7. North  $35^{\circ} 54' 56''$  East, 87.06', feet to a point, thence
8. North  $29^{\circ} 09' 39''$  East, 252.57', feet to a point, thence
9. North  $60^{\circ} 50' 21''$  West, 7.00', feet to a point, thence
10. North  $29^{\circ} 09' 39''$  East, 20.00', feet to a point, thence
11. South  $60^{\circ} 50' 21''$  East, 7.00', feet to a point, thence

12. North  $29^{\circ} 09' 39''$  East, 243.22' feet to a point, thence
13. North  $15^{\circ} 50' 21''$  West, 60.95' feet to a point, thence
14. South  $51^{\circ} 39' 39''$  West, 4.82' feet to a point, thence
15. North  $38^{\circ} 20' 21''$  West, 20.00' feet to a point, thence
16. North  $51^{\circ} 39' 39''$  East, 5.00' feet to a point, thence
17. North  $38^{\circ} 20' 21''$  West, 16.41' feet to a point, thence
18. North  $60^{\circ} 50' 21''$  West, 129.99' feet to a point, thence
19. North  $68^{\circ} 43' 59''$  West, 129.10' feet to a point, thence
20. North  $76^{\circ} 37' 36''$  West, 30.05' feet to a point; said point being on the platted curve to the left, with a chord bearing and distance of North  $35^{\circ} 52' 24''$  East, 115.46' and having a radius of 80.00', being the platted limits of Farm Lot 2 as shown on Plat Book 81 Page No. 107 and also being on the thirty first (31<sup>st</sup>) foot line of Liber 6562 at Folio 784, thence leaving said limits to continue to cross and include part of JTPI INVESTMENTS LLC property the following courses and distances
21. North  $76^{\circ} 37' 36''$  West, 14.48' feet to a point, thence

22. North 54° 07', 36" West, 96.25', feet to a point, thence  
23. North 35° 52', 24" East, 175.32', feet to a point; said point being 78.30', northeast  
from intersection of this line with the platted limits of North 62° 11', 56" West,  
80.80', foot line of Plat Book 81 Page No. 107 Farm Lot 2 and 29<sup>th</sup> Line of Liber  
6562 Folio 784, thence continuing to cross and include Part of JTPI  
INVESTMENTS LLC the following courses and distances  
24. North 54° 07', 36" West, 10.00', feet to a point, thence  
25. North 35° 52', 24" East, 20.00', feet to a point, thence  
26. South 54° 07', 36" East, 10.00', feet to a point, thence  
27. North 35° 52', 24" East, 201.17', feet to a point; said point being on the North 54°  
16', 49" West, 685.12', platted limits of Plat Book 81 at Page No. 107 (Farm Lot  
2) and the 3<sup>rd</sup> Line of Liber 6562 at Folio 784, point being 221.72', southeast  
from the northwestern terminus thereof, thence binding on said limits the  
following courses and distance  
28. South 54° 16', 49" East, 32.00', feet to a point, thence leaving said limits to  
continue to cross and include part of JTPI INVESTMENT LLC property the  
following courses and distances  
29. South 35° 52', 24" West, 149.72', feet to a point, thence  
30. South 34° 29', 30" West, 176.55', feet to a point, thence

31. South  $22^{\circ} 25' 31''$  West, 51.54' feet to a point, thence
32. South  $60^{\circ} 26' 58''$  East, 63.01' feet to a point, thence
33. South  $72^{\circ} 40' 29''$  East, 95.61' feet to a point, thence
34. South  $60^{\circ} 50' 21''$  East, 302.92' feet to a point; said point being 0.80' southwesterly from the northeasterly terminus of the North  $29^{\circ} 09' 39''$  East, 664.35' platted limits of Plat Book 81 at Page 107 and also being on the northwesterly limits or North  $29^{\circ} 09' 48''$  East, 664.36' limits of "Parcel A – Perpetual Easement" as shown on SRC Plat No. 59470 thence binding on said limits the following course and distance
35. South  $29^{\circ} 09' 39''$  West, 39.24' feet to a point, thence leaving said limits to cross and include part of JTPI INVESTMENTS LLC the following courses and distances
36. North  $60^{\circ} 50' 21''$  West, 17.40' feet to a point, thence
37. South  $74^{\circ} 09' 39''$  West, 24.27' feet to a point, thence
38. South  $15^{\circ} 50' 21''$  East, 42.95' feet to a point, thence
39. South  $29^{\circ} 09' 39''$  West, 529.98' feet to a point, thence

Liber 6109 at Folio 245 and more particularly shown on a plat entitled  
westerly limits of an existing water and sewer easement as described in

2. North 11° 17' 46" West, 36.54', to a point, said point being on the

1. North 35° 52' 24" East, 18.19', feet to a point, thence

Liber 6646 at Folio 701 the following course and distances  
said limits to cross and include part of JTI INVESTMENTS LLC as described in said  
point being 221.72', southeasterly from the northwesterly terminus thereof, thence leaving  
685.12', platted limits of Farm Lot 2 and the third (3rd) line of Liber 6646 at Folio 701,  
Beginning for the same at a point on the southeasterly limits of North 54° 16' 49" West

**(LIBER 6646 FOLIO 701); JTI INVESTMENTS LLC**  
**PART TWO:**

square feet or 1.71 acres of land more or less.

43. South 42° 40' 41" West, 30.00', feet to the point of beginning; containing 74,512

southwesterly the following course and distance  
736.24', as shown on Plat Book 81 at Page No. 107, thence bending thereon  
limits of (U.S. Route #15); and said platted limits or North 42° 40' 14" East,

42. South 47° 19' 46" East, 4.36', feet to a point on the northwesterly right of way

41. South 42° 40' 07" West, 563.13', feet to a point, thence

40. South 35° 54' 56" West, 90.60', feet to a point, thence

"Outlot "A" as recorded in Plat Book 69 at Page No. 4, thence binding on said limits the following course and distance

3. South  $23^{\circ} 33' 38''$  East, 68.58' feet to a point, thence leaving said limits to continue to cross and include part of JTPI INVESTMENS LLC property the following course and distance
4. South  $35^{\circ} 52' 24''$  West, 8.29' feet to a point, thence
5. North  $54^{\circ} 16' 49''$  West, 32.00' feet to the point of beginning; containing 692 square feet or 0.015 of an acre more or less.

**PART THREE:**

(Liber 6646 Page 701): JTPI INVESTMENTS LLC

Beginning for the same at a point on the southwesterly or North  $23^{\circ} 33' 38''$  West, 293.28' platted limits of "proposed 30' wide water and sewer easement" as shown on a plat entitled "Ballenger Zone 2 Water Storage Tank" as recorded in Plat Book 69 at Page No. 4; said point being 12.94' southeasterly from the northwesterly terminus thereof; thence binding on said limits the following course and distance

1. South  $23^{\circ} 33' 38''$  East, 20.00' feet to a point, thence leaving said limits to cross and include part of JTPI INVESTMENTS LLC property the following (3) three courses and distances

Beginning for the same at a point on the northeasterly or South 20° 00", West,  
1024.76', platted limits of New Area Lot 1 as shown on Plat Book 66 at Page No. 40; said  
point being 390.98' northeasterly from southerly terminus thereof; thence bending on  
said limits the following course and distance  
1. North 20° 00", 30.00' East, 30.00', feet to a point, thence leaving said  
limits to cross and include part of JTI INVESTMENTS LLC  
property the following three courses and distances  
2. South 70° 12", 08" East, 33.31', feet to a point; said point being on  
the northwesterly or North 19° 47", 52" East, 943.80', platted  
limits of Water and Sewer Easement as shown on Plat entitled

(Jiber 6646 Page 701); JTI INVESTMENTS LLC  
**PART FOUR:**

3. North 23° 33', 38" West, 20.00', feet to a point, thence  
4. North 66° 26", 22" East, 10.00', feet to the point of beginning;  
2. South 66° 26", 22" West, 10.00', feet to a point, thence  
containing 200 square feet or 0.0046 of an acre of land more or  
less

"Ballenger Zone 2 Water Storage Tank", as recorded in Plat Book 69 at Page No. 4, thence binding southwesterly the following course and distance

3. South  $19^{\circ} 47' 52''$  West, 30.00' feet to a point, thence leaving said Water and Sewer limits to continue to cross and include part of JTPI INVESTMENTS LLC property the following course and distance
4. North  $70^{\circ} 12' 08''$  West, 53.42' to the point of beginning; containing 1,601 square feet or 0.0367 of an acre of land more or less

**PART FIVE:**

**(Liber 6646 Page 701): JTPI INVESTMENTS LLC**

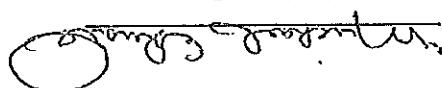
Beginning for the same at a point on the westerly or North  $19^{\circ} 47' 52''$  East, 943.80' platted limits of Water and Sewer Easement as shown on a plat entitled "Ballenger Zone 2 Water Storage Tank", as shown on Plat Book 69 at Page No. 4; said point being 436.57' northeasterly from the southwesterly terminus thereof; thence leaving said limits to cross and include part of JTPI INVESTMENTS LLC property the following three (3) courses and distances.

1. North  $70^{\circ} 12' 08''$  West, 10.00' feet to a point, thence

be disclosed by a current title examination.

**SUBJECT TO:** Any Basements, rights of way, covenants, conditions or restrictions that would

Ex. Date: 6-26-15  
MD. Registration No. 21171  
Professional Land Surveyor  
Michael Edwards



11-25-2013



Land Surveyor's,

Chapter 06, Regulation 12 of the Minimum Standards of Maryland for Profession

and is in compliance to the regulations set forth in Comar Title 09, Subtitle 13;

I hereby Certify, that this description was prepared under my responsible charge,

**Surveyor's Certificate**

less,

containing 200 square feet or 0.0046 of an acre of land more or

4. South 19° 47' 52" West, 20.00' feet to the point of beginning;

bounding on limits the following course and distance  
said westerly limits of said Water and Sewer Basement, thence  
3. South 70° 12' 08" East, 10.00' feet to a point; said point being on

2. North 19° 47' 52" East, 20.00' feet to a point, thence

**EXHIBIT "B1" (Part 1)**

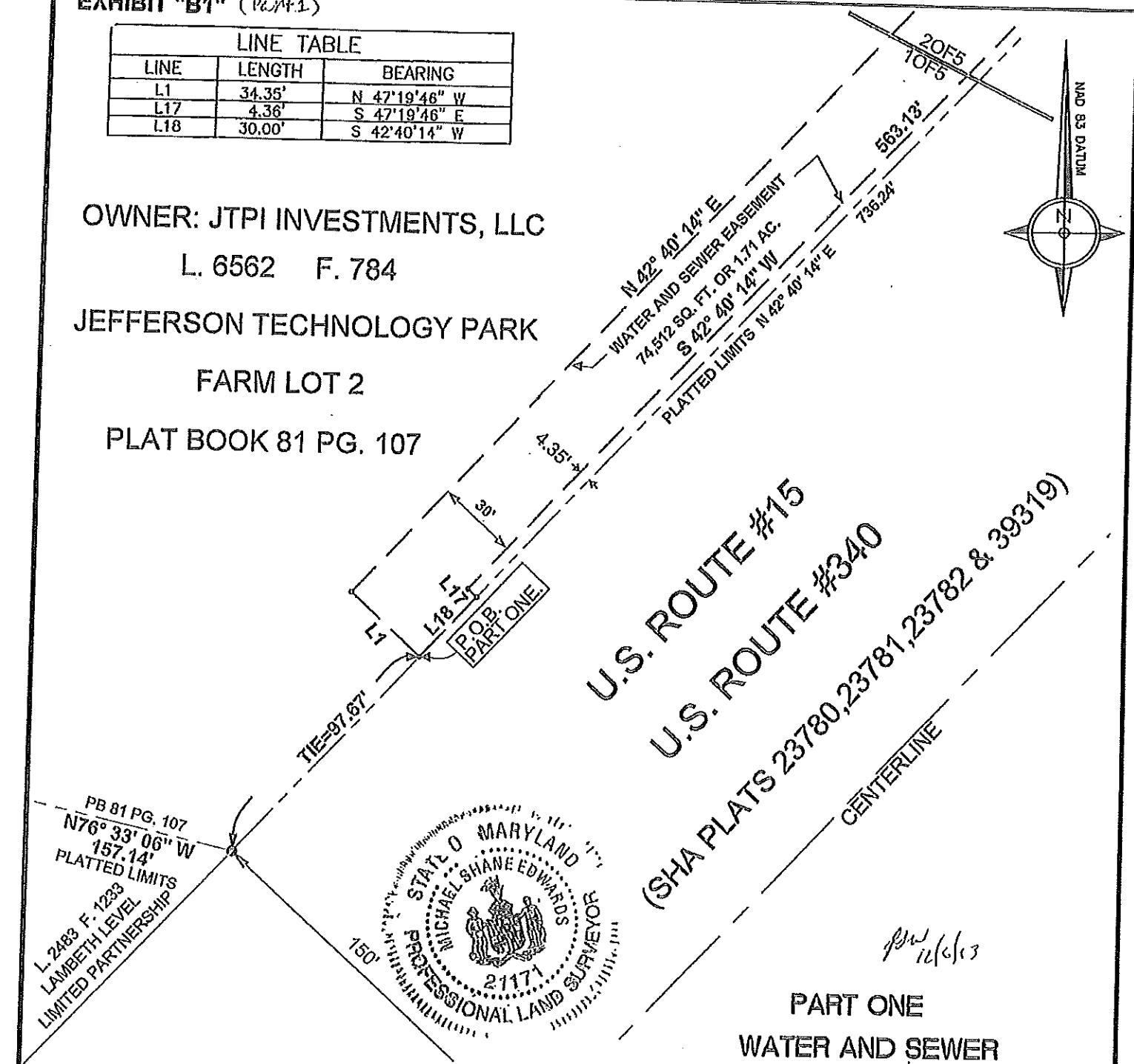
LINE TABLE		
LINE	LENGTH	BEARING
L1	34.35'	N 47°19'46" W
L17	4.36'	S 47°19'46" E
L18	30.00'	S 42°40'14" W

OWNER: JTPL INVESTMENTS, LLC  
L. 6562 E. 784

**JEFFERSON TECHNOLOGY PARK**

**FARM LOT 2**

PLAT BOOK 81 PG. 107



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

MICHAEL SHANE EDWARDS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21171 EXP. DATE 6-26-15

11-25-13  
DATE

SCALE: 1"=50'



## CORNERSTONE SURVEYING, INC.

6024 Clarendon Drive  
Oakland, Maryland 20733  
O 301-961-8474

Phone: (10) 223-2377  
Fax: (10) 224-7692  
[WESLEY@NET.COM.BR](mailto:WESLEY@NET.COM.BR)

EXHIBIT "B1"

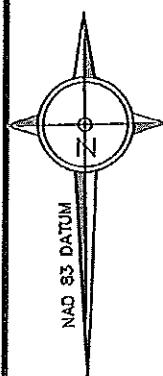
LINE	LENGTH	BEARING	LINE TABLE
L4	10.00,	S 47°19'46"E	
L3	20.00,	N 42°40'14"E	
L2	10.00,	N 47°19'46"W	

OWNER: JTPI INVESTMENTS, LLC

L. 6562 F. 784

PLAT BOOK 81 PG. 107

JEFFERSON TECHNOLOGY PARK



CORNERSTONE SURVEYING, INC.

FREDERICK COUNTY, MARYLAND

## EASEMENT ACROSS JTI INVESTMENTS PROPERTY

WAILEH AND SEWELL

PART ONE

8/17/21

8

CEM  
12/13

SROUTE #715  
ROUTE #340  
SROUTE #340  
SHA PLATS 23780

DATE

---

11-25-13

SOURCE

2 OF 6

EASEMENT		ACROSS JTRI INVESTMENTS PROPERTY		LIBER 6562 FOLIO 784		FREDERIC COUNTY, MARYLAND		MICHAEL SHANE EDWARDS	
HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCURACY STANDARDS SURVEYING PRACTICES AND PREPARED OR WAS IN RESPOSIBLE CHARGE OF THE PERSONNEL COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12".		THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN THE SURVEYOR'S OPINION, IS A DRAFT AND NOT A PREPARATION FOR SUBMISSION TO THE COMMISSION.		DATE 11-25-13		PROFESSIONAL LAND SURVEYOR MICHAEL SHANE EDWARDS			
NAME BRIAN G. EDWARDS		ADDRESS 111 W. 1ST STREET, SUITE 100 HARRISBURG, PA 17102		PHONE (717) 232-5277		EMAIL BRIAN@EDWARDSSURVEYS.COM		LICENSE NO 21171 EX DATE 6-26-15	

DATE  
11-25-13

THE SOURCE WORKS RECORDED IN THIS DOCUMENTARY DICTIONARY, IN COMBINATION WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 99, SUBTITLE 13, CHAPTER 09, REGULATION 12."

COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN SUBTITLE 13, CHAPTER 06, REGULATION .

2-11

IN "COMAR" TITLE  
DRAWINGS, IN

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS BASED  
ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES  
AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY  
PREPARED OR WAS IN RESPOSIBLE CHARGE OF THE PREPARATION AND  
MADE THIS STATEMENT IN THIS DOCUMENT IN THIS DRAWING.

**EXHIBIT "B1"**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPOSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

*Michael Edwards*

MICHAEL SHANE EDWARDS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21171 EX. DATE 6-26-15.

11-25-13

DATE



OWNER: JUPI INVESTMENTS, LLC  
L. 6562 F. 784  
JEFFERSON TECHNOLOGY PARK  
FARM LOT 2  
PLAT BOOK 81 PG. 107

LINE TABLE		
LINE	LENGTH	BEARING
L8	4.82'	S 51°39'39" W
L9	20.00'	N 38°20'21" W
L10	5.00'	N 51°39'39" E
L11	18.41'	N 38°20'21" W
L15	17.40'	N 60°50'21" W
L16	24.27'	S 74°09'39" W

**PART ONE  
WATER AND SEWER  
EASEMENT  
ACROSS JUPI INVESTMENTS PROPERTY  
LIBER 6562 FOLIO 784**

FREDERICK COUNTY, MARYLAND  
 CORNERSTONE SURVEYING, INC

824 Calvert Odde  
Owings, Maryland 21033  
© Cornerstone Surveying, Inc.

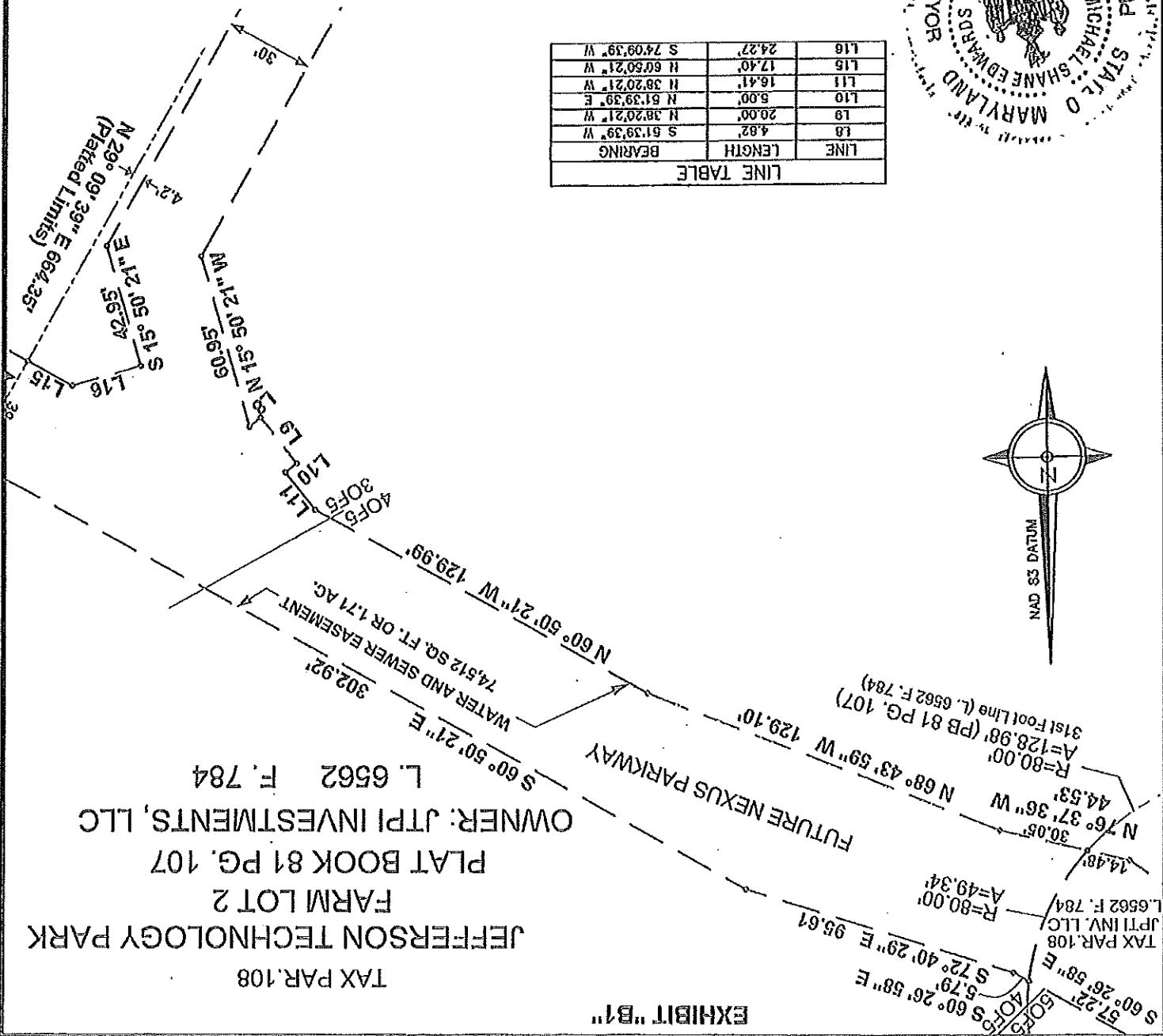
Phone: (410) 223-2577  
Fax: (410) 221-7592  
[www.cornerstonesurveying.com](http://www.cornerstonesurveying.com)

SCALE: 1"=50'

3 OF 5

ACROSS JTI INVESTMENTS PROPERTY		AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY AND FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEY DATA PREPARED OR WAS IN RESPONSIBILITY OF THE SURVEYOR THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12.	
LIBER 6562 FOLIO 784		 <span style="float: right;">MICHAEL SHANE EDWARDS PROFESSIONAL LAND SURVEYOR Scale: 1"=50' Date: 10-25-13</span>	
<p>FREDERIC COUNTY, MARYLAND</p> <p>CORNERTSTONE SURVEYING, INC.</p>			

**PART ONE**  
**WATER AND SEWER**  
**EASEMENT**



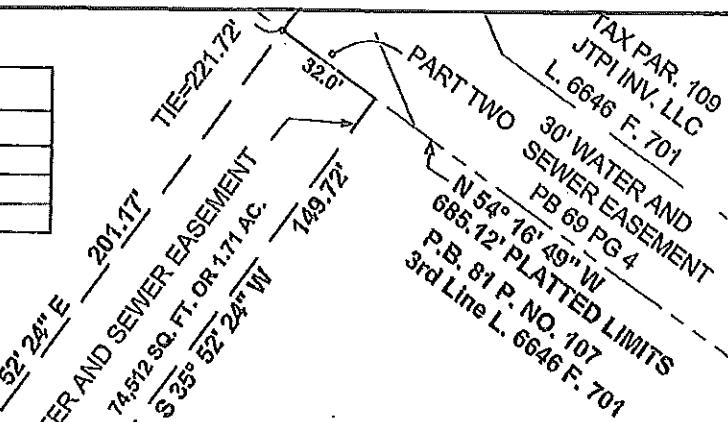
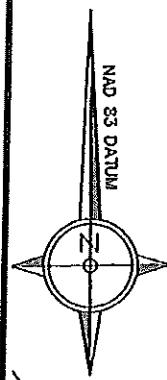
**EXHIBIT "B1"**

LINE TABLE		
LINE	LENGTH	BEARING
L12	10.00'	N 54°07'36" W
L13	20.00'	N 35°52'24" E
L14	10.00'	S 54°07'36" E

**FARM LOT 2**

PLAT BOOK 81 PG. 107

OWNER: JTPI INVESTMENTS, LLC  
L. 6562 F. 784



TAX PAR.108

JEFFERSON TECHNOLOGY PARK  
FARM LOT 2

PLAT BOOK 81 PG. 107

OWNER: JTPI INVESTMENTS, LLC  
L. 6562 F. 784



**PART ONE**

**WATER AND SEWER  
EASEMENT**

ACROSS JTPI INVESTMENTS PROPERTY

LIBER 6562 FOLIO 784

FREDERICK COUNTY, MARYLAND



CORNERSTONE SURVEYING, INC.

8001 Datemill Drive  
Owings, Maryland 20733  
Fax: (410) 224-7892  
www.cornerstonesurvey.com

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

*Michael S. Edwards*

MICHAEL SHANE EDWARDS  
PROFESSIONAL LAND SURVEYOR

LICENSE NO. 21171 EX. DATE 6-26-15.

11.25.13  
DATE

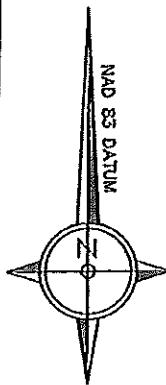
SCALE: 1"=50'

5 OF 5



**EXHIBIT "B1"**

HARSHER'S ESTATES  
LOT 1, SECTION 1  
PB 66 - PG. 40



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S 23° 33' 38" E
L2	10.00'	S 66° 26' 22" W
L3	20.00'	N 23° 33' 38" W
L4	10.00'	N 66° 26' 22" E

TAX PAR.109

JTPI INVESTMENTS, LLC  
L. 6646 F. 701

JEFFERSON TECHNOLOGY PARK

JEFFERSON TECHNOLOGY PARK  
L. 6562 F. 784  
FARM LOT 2  
PLAT BOOK 81 PG. 107

N 23° 00' 30" E 1024.76' (PLATTED LIMITS)  
5TH LINE L. 6646 F. 707

N 19° 47' 52" E 943.80'  
30' WATER AND  
SEWER EASEMENT  
PB 69 PG 4 (L. 6109 F. 245)

P.O.B.  
PART THREE

WATER AND SEWER  
EASEMENT  
200 SQ. FT.



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED  
ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES  
AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY  
PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND  
THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN  
COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE  
09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

MICHAEL SHANE EDWARDS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21171 EX. DATE 6-26-15.

11.28.13  
DATE

SCALE: 1"=50'



CORNERSTONE SURVEYING, INC.

1024 Calver Road  
Oxon Hill, Maryland 20743  
Fax: (301) 223-7292  
www.cornerstonesurveying.com

Phone: (301) 223-2577  
Fax: (301) 223-7292  
www.cornerstonesurveying.com

2 OF 3

EXHIBIT "B"

LINE	LENGTH	BEARING	LINE TABLE
L1	10.00	N 70° 12' 08" W	
L2	20.00	N 19° 47' 52" E	
L3	10.00	S 70° 12' 08" E	
L4	20.00	S 19° 47' 52" W	

HARSHERS ESTATES  
LOT 1, SECTION 1

1,601 SQ. FT.  
EASEMENT  
WATER AND SEWER

L. 6646 E. 701

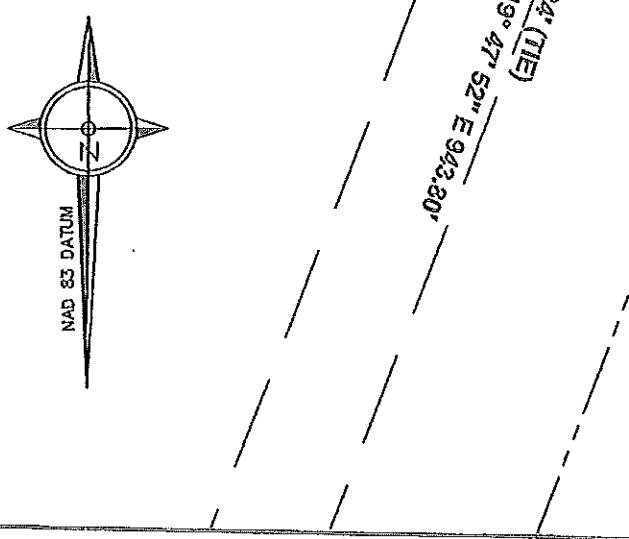
TAX PAR. 109

UTPI INVESTMENTS, LLC

PB 66 - PG. 40

LOT 1, SECTION 1  
HARSHER'S ESTATES

A compass rose with a central circle containing a vertical line with a small circle at the top, labeled 'N' below it. The rose has four main points: North (N), South (S), East (E), and West (W). The text 'NAD 83 DATUM' is written vertically along the left side of the compass.



**EFFERSON TECHNOLOGY PARK**  
PLAT BOOK 81 PG. 107  
PART FOUR AND FIVE  
WATER AND SEWER  
EASEMENT  
ACROSS JTPI INVESTMENTS PROPERTY  
LIBER 6646 FOLIO 701  
FREDERIC COUNTY, MARYLAND  
CORNERTONE SURVEYING, INC

1 HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCREDITED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPOSIBILITY CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS SURVEYMENT DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12.	
MICHAEL SHANE EDWARDS DATE 11/25/13	

SCALE: 1" = 50'      0 degrees 15 minutes      rectangular coordinate system      3 OF 3

LICENSE NO. 21121 EX. DATE 6-26-16. SCALE: 1"-50'. O-02573-Sub 1/2" x 1/2" 3 QF-3

**RECORD AND RETURN TO:**  
Beth A. Ramacciotti  
Frederick County, Maryland  
DUSWM, Engineering & Planning

TAX ID #: 23-458020  
CONTRACT # 342B-SW

**TEMPORARY GRADING AND CONSTRUCTION EASEMENT  
JEFFERSON TECHNOLOGY PARK**

THIS TEMPORARY GRADING CONSTRUCTION EASEMENT is made this 1<sup>st</sup> day of December, 2013, by and between **JTPI INVESTMENTS, LLC**, a Maryland limited liability company ("Grantor"), and the **BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland ("Grantee").

WHEREAS, the Grantor is the owner of a certain tract of land located in Frederick County, Maryland, over and across which it is necessary for the Grantor to provide Grantee a temporary grading and construction easement, together with the right of ingress and egress, for the purposes of creating, constructing, installing and maintaining certain public and or private improvements, including, but not limited to roads, utilities, curb, gutter and structures ("Improvements"); and

WHEREAS, Grantor desires to grant unto Grantee a temporary grading and construction easement on, over, and across a portion of the real property, in order to allow Grantee to construct any and all Improvements for the benefit of Grantor's or Grantee's property, and Grantor may make any use of the temporary grading and construction easement granted herein that is not inconsistent with the rights conveyed to Grantee herein or with the use of the temporary grading and construction easement by the Grantee for the purposes named herein.

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and the mutual covenants and conditions hereinafter recited, Grantor does hereby grant and convey unto Grantee a temporary grading and construction easement over and across the property hereinafter described, together with the right of ingress and egress thereto, for the purposes of creating, constructing, installing and maintaining certain Improvements, said temporary grading and construction easement being granted on, over and across the real property located in Frederick County, Maryland, being a part of the parcel of land conveyed unto JTPI Investments, LLC, a Maryland limited liability company, by a Deed from The Huffer, LLC, J.R.R., LLC, Parrotfins, LLC and Marilyn Young, LLC, all Maryland limited liability companies, dated June 28, 2007, and recorded among the

Land Records of Frederick County, Maryland in Liber 6646, folio 701; and also being a part of  
the parcel of land conveyed unto JTI Investments, LLC, a Maryland Limited Liability Company,  
by a Deed from Lambeth Level Limited Partnership, LLLP, a Maryland Limited Liability Limited  
Partnership, dated April 30, 2007, and recorded among the aforesaid Land Records in Liber  
6562, folio 784, more particularly described on **EXHIBITS A & B** attached hereto and made a  
part hereof; and  
Grantee shall utilize the easement area to construct and install the improvements; it being agreed between  
the parties hereto, however, that this temporary grading and construction easement shall  
terminate and be of no further force and effect upon [ ] the completion of the construction and  
installation of the proposed improvements, and after such improvements have been installed  
and accepted by the appropriate agencies of Frederick County, as applicable, and accepted by the  
Board of County Commissioners of Frederick County, Maryland or by the State of Maryland,  
Department of Transportation, State Highway Administration, as applicable, and all bonds,  
sureties, and warranties for the construction of such improvements have been released by  
Frederick County, or State of Maryland and agencies, if applicable; or 2) ten (10) years from the date  
of this Temporary Grading and Construction Easement, whichever may first occur;

2. Grantor acknowledges and agrees that the activities contemplated hereby include  
cut and remove trees, shrubbery, and other obstructions within the easement area and deemed by  
physical disturbance to Grantor's Property and, accordingly, Grantee shall have the right to trim,  
the Grantee to be reasonably necessary to the proper and efficient use of this easement for the  
purposes herein contained; however, the Grantee shall restore and stabilize, as nearly  
as possible, the disturbed areas to their original condition, including the backfilling of trenches  
any trees, structures, or landscape materials disturbed during construction.

3. Grantee does hereby agree to maintain appropriate levels of buffers, risk and  
general liability insurance to cover any claims, suits, actions, judgments, decrees, demands and

any and all other forms of liability which may arise from the Grantee's use of this temporary construction easement and the performance of the work hereunder by Grantee.

4. Grantor may make any use of the temporary grading and construction easement granted herein that is not inconsistent with the rights conveyed to Grantee herein or with the use of the temporary construction easement by the Grantee for the purposes named herein.

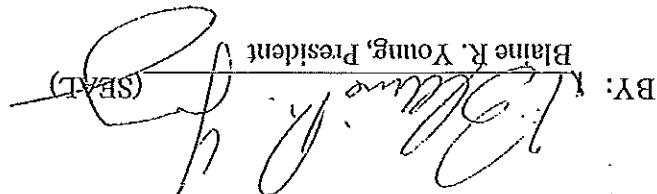
5. The benefits and burdens of this temporary grading and construction easement conveyed herein shall inure to the benefit of and be binding on Grantor and Grantee and their respective successors, assigns, contract purchasers, licensees and permittees, for the period of time set forth in paragraph 1, above.

WITNESS the hands and seals of the parties to this Temporary Construction Easement the day and year first above written.

[SIGNATURES ON FOLLOWING PAGE]

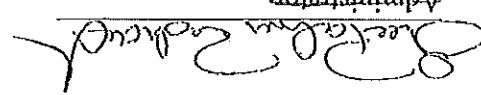
12/11/13  
KAM

GRANTEE

  
BY: Blaine R. Young, President  
(SEAL)

BOARD OF COUNTY COMMISSIONERS OF  
FREREICK COUNTY, MARYLAND, a body  
corporate and politic of the State of Maryland

Administrator

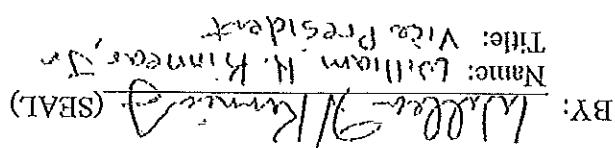


ATTTEST:

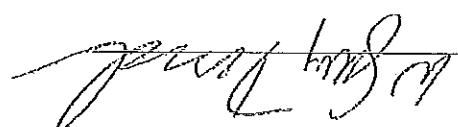
GRANTOR

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
(SEAL)

By: Bradford S. Kline & Associates, LLC, Member

BY:   
Name: Bradford S. Kline & Associates, LLC, Member  
Title: Vice President, Finance, LLC  
(SEAL)

By: Keyser-Kline JTP, LLC, its Managing Member



By: Jefferson Park Development, LLC, its Sole Member

WITNESS: JTP INVESTMENTS, LLC, a Maryland limited liability company

WITNESS: JTPI INVESTMENTS, LLC, a Maryland limited liability company

By: Jefferson Park Development, LLC, its Sole Member

By: Keyser-Kline JTP, LLC, its Managing Member

\_\_\_\_\_  
BY: \_\_\_\_\_ (SEAL)

Name:

Title:

By: Bradford S. Kline & Associates, LLC, Member

\_\_\_\_\_  
BY: \_\_\_\_\_ (SEAL)

Name: Brad Kline

Title: Managing Member

GRANTOR

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF  
FREDERICK COUNTY, MARYLAND, a body  
corporate and politic of the State of Maryland

See Pauline Roshard  
Administrator

\_\_\_\_\_  
BY: Blaine R. Young (SEAL)  
Blaine R. Young, President

GRANTEE

NOTARY PUBLIC  
My Commission Expires:

WITNESS my hand and Notarial Seal.

I HEREBY CERTIFY that on this 13<sup>th</sup> day of August, 2013, who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledges himself/herself to be Vice President of JTPI Investments, LLC, a member of Jefferson Park Development, LLC, who is the sole member of Kline Associates, LLC, a member of Jefferson Park Development, LLC, a Maryland limited liability company and that as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

STATE OF Michigan, COUNTY OF Wayne, TO WIT:

WITNESS my hand and Notarial Seal.  
  
NOTARY PUBLIC  
My Commission Expires: August 15, 2014  
WILLIE J. QUALL

I HEREBY CERTIFY that on this 13<sup>th</sup> day of August, 2013, who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledges himself/herself to be Vice President of JTPI Investments, LLC, the managing member of Jefferson Park Development, LLC, who is the sole member of JTP, LLC, the managing member of Jefferson Park Development, LLC, who is the sole member of Keeser-Kline Investments, LLC, who acknowledges himself/herself to be the person whose name is subscribed to this written instrument, who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledges himself/herself to be Vice President of JTPI Investments, LLC, a Maryland limited liability company and that as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

STATE OF Michigan, COUNTY OF Wayne, TO WIT:

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
before me, the undersigned officer, personally appeared \_\_\_\_\_, who  
has been satisfactorily proven to be the person whose name is subscribed to this written  
instrument, who acknowledged himself/herself to be \_\_\_\_\_ of Keyser-Kline  
JTP, LLC, the managing member of Jefferson Park Development, LLC, who is the sole member  
of JTPI Investments, LLC, a Maryland limited liability company and that  
\_\_\_\_\_, as such \_\_\_\_\_ being authorized so to do, executed the  
foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

STATE OF Maryland, COUNTY OF Montgomery, TO WIT:

I HEREBY CERTIFY that on this 13<sup>th</sup> day of November, 2013,  
before me, the undersigned officer, personally appeared Bradford S Kline, who  
has been satisfactorily proven to be the person whose name is subscribed to this written  
instrument, who acknowledged himself/herself to be Member Manager of Bradford S. Kline  
& Associates, LLC, a member of Jefferson Park Development, LLC, who is the sole member of  
JTPI Investments, LLC, a Maryland limited liability company and that Bradford S Kline,  
as such Member Manager being authorized so to do, executed the foregoing instrument for  
the purposes therein contained.

WITNESS my hand and Notarial Seal.

Melissa Espana  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

3/30/15



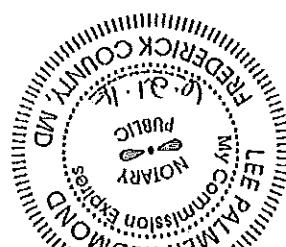
Noel S. Manalo

*Noel S. Manalo*

This instrument has been prepared under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

My Commission Expires: 6-31-2016

NOTARY PUBLIC  
*Notary Public Seal*



WITNESS  
PALMER TELMOND Notarial Seal

I HEREBY CERTIFY that on this 12<sup>th</sup> day of December, 2013, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Blaine R. Young, President of the Board of County Commissioners of Frederick County, Maryland, a body politic and corporate of the State of Maryland, and acknowledged the foregoing instrument to be the act of said body politic and corporate; and at the same time, he made oath in due form of law that she is the President of said body politic and corporate and is duly authorized to make this acknowledgement on its behalf.

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

The undersigned lienholder does hereby consent to the aforesaid Easement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described easement(s) to Grantee as legal title holder of the therein described property and does hereby further agree that such easement shall survive any sale under: its Indemnity Deed of Trust, Assignment of Rents and Security Agreement, dated July 18, 2008, and recorded among the Land Records of Frederick County, Maryland in Liber 7041, folio 83, as modified by the Deed of Removal and Appointment of Trustees, dated June 22, 2012, and recorded among the aforesaid Land Records in Liber 8954, folio 106, and as modified by the Amendment to Indemnity Deed of Trust, Assignment of Rents and Security Agreement, dated September 10, 2013, and recorded among the aforesaid Land Records in Liber 9772, folio 448; and its Second Deed of Trust, Security Agreement and Fixture Filing (Maryland), dated September 11, 2013, and recorded among the aforementioned Land Records in Liber 9772, folio 459.

WITNESS

Rachel Abilma

Rachel Abilma

Cecilia A. Hodges (SEAL)  
Cecilia A. Hodges, Trustee

AND/OR

Timothy A. Lascko (SEAL)  
Timothy A. Lascko, Trustee

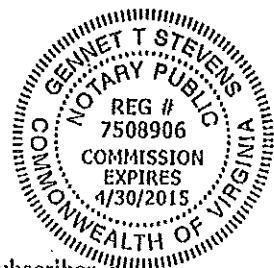
STATE OF Virginia, COUNTY OF Prince William, TO WIT:

I HEREBY CERTIFY that on this 25<sup>th</sup> day of November 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Cecilia A. Hodges, Trustee for M&T Bank, a New York banking corporation, successor by merger to Provident Bank, a Maryland banking institution, and she did acknowledge the foregoing instrument to be the act and deed of M&T Bank, as said Trustee, and she did further certify that she is authorized to make this acknowledgement as Trustee for M&T Bank, successor by merger to Provident Bank.

WITNESS my hand and Notarial Seal.

Gennet T. Stevens  
NOTARY PUBLIC

My Commission Expires: 4/30/2015



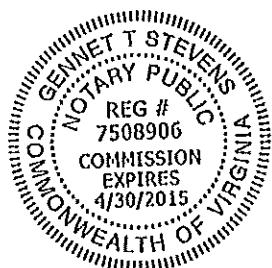
STATE OF Virginia, COUNTY OF Prince William, TO WIT:

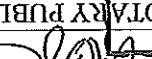
I HEREBY CERTIFY that on this 20<sup>th</sup> day of November, 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Timothy A. Lascko, Trustee for M&T Bank, a New York banking corporation, successor by merger to Provident Bank, a Maryland banking institution, and he did acknowledge the foregoing instrument to be the act and deed of M&T Bank, as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for M&T Bank, successor by merger to Provident Bank.

WITNESS my hand and Notarial Seal.

Gennet T. Stevens  
NOTARY PUBLIC

My Commission Expires: 4/30/2015



I HEREBY CERTIFY that on this <u>15</u> day of <u>November</u> , 2013, before me, the Subscriber, Notary Public in and for the State and County aforesaid, personally appeared <u>Kirk Kribisla</u> , Trustee for NVR, Inc., a Virginia corporation, and he did acknowledge the foregoing instrument to be the act and deed of NVR, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgment as Trustee for NVR, Inc.	
I HEREBY CERTIFY that on this <u>15</u> day of <u>November</u> , 2013, before me, the Subscriber, Notary Public in and for the State and County aforesaid, personally appeared <u>Kirk Kribisla</u> , Trustee for NVR, Inc., a Virginia corporation, and he did acknowledge the foregoing instrument to be the act and deed of NVR, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgment as Trustee for NVR, Inc.	
<p style="text-align: center;">STATE OF <u>Virginia</u>, COUNTY OF <u>Mulberry</u>, TO WIT:</p> <div style="text-align: right; margin-top: -20px;">    <b>NEEMA B. CHEN</b>            Notary Public - Maryland            My Commission Expires <b>October 19, 2016</b> </div>	
WITNESS my hand and Notarial Seal. 	

The undersigned hereinholder does hereby consent to the above-stated Baselement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described real estate to Grantee as legal title holder of the herein described property and does hereby further agree that such easement shall survive any sale under: its Frederick County Deed of Trust, dated February 12, 2013, and recorded among the Land Records of Frederick County, Maryland in Liber 973, folio 1; and its Indemnity Deed of Trust, dated February 12, 2013, and recorded among the Frederick County Land Records in Liber 973, folio 26.

WITNESS:

Matt Beck, Trustee  
(SEAL)

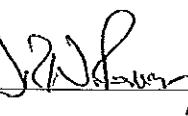
J. D. Beck  
(SEAL)

AND/OR

Kirk Killester Trustee  
(SEAL)

The undersigned lienholder does hereby consent to the aforesaid Easement for the herein described real property, and by the signature of its Trustee(s), does hereby grant and convey the above described easement(s) to Grantee as legal title holder of the therein described property and does hereby further agree that such easement shall survive any sale under its Indemnity Deed of Trust, dated June 10, 2013, and recorded among the Land Records of Frederick County, Maryland in Liber 9593, folio 197.

WITNESS:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Stephen L. Fritz, Trustee

(SEAL)

AND/OR

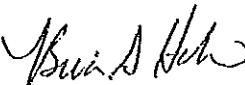
David Rettew, Trustee

(SEAL)

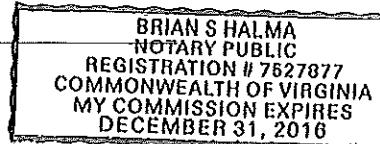
STATE OF Virginia, COUNTY OF Fairfax, TO WIT:

I HEREBY CERTIFY that on this 15<sup>th</sup> day of November, 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Stephen L. Fritz, Trustee for The Ryland Group, Inc., a Maryland corporation, and he did acknowledge the foregoing instrument to be the act and deed of The Ryland Group, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for The Ryland Group, Inc.

WITNESS my hand and Notarial Seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 12/31/2016



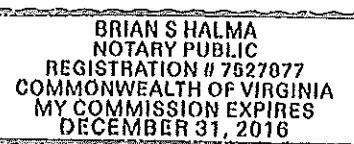
STATE OF Virginia, COUNTY OF Mirrion, TO WIT:

I HEREBY CERTIFY that on this 15<sup>th</sup> day of November, 2013, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared David Rettew, Trustee for The Ryland Group, Inc., a Maryland corporation, and he did acknowledge the foregoing instrument to be the act and deed of The Ryland Group, Inc., as said Trustee, and he did further certify that he is authorized to make this acknowledgement as Trustee for The Ryland Group, Inc.

WITNESS my hand and Notarial Seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 12/31/2016



following course and distance  
northeastly from the southwest end thereof; hence binding on said limits the  
Technology Park" as shown on Plat Book 81 at Page 107; said point being 87.42'  
Platted limits of Farm Lot 2 as shown on a plat of subdivision entitled "Jefferson  
Route #340 (150) Public Right of Way) and on the North 42° 40' 14" East, 736.24'  
Beginning for the same at a point on the northwestly limits of U.S. Route #15 - U.S.  
Route #15 (Liber. 6562 Page 784); JTI INVESTMENTS LLC

**PART ONE:**

County, Maryland, in Liber 6562, Page 784.  
Land of JTI INVESTMENTS LLC, a Maryland limited liability company, as acquired  
by deed dated April 30, 2007 and being recorded among the Land Records of Frederick  
County, Maryland, hereinafter described running through, over, and across the  
Frederick County, Maryland, hereinafter described running through, over, and across the  
Frederick County, Maryland, hereinafter described running through, over, and across the  
Land of JTI INVESTMENTS LLC, a Maryland limited liability company, as acquired  
by deed dated April 30, 2007 and being recorded among the Land Records of Frederick  
County, Maryland, in Liber 6562, Page 784.

JTI INVESTMENT LLC  
CONSTRUCTION EASEMENT  
TEMPORARY GRADING AND  
Across a portion of  
23<sup>rd</sup> ELECTION DISTRICT  
LIBER 6562 PG. 784  
Frederick County, Maryland

**EXHIBIT "A"**

1. South  $42^{\circ} 40' 14''$  West, 10.25' feet to a point, thence leaving said limits to cross and include part of JPTI INVESTMENTS LLC property (Farm Lot 2) the following courses and distances
2. North  $47^{\circ} 02' 33''$  West, 64.42' feet to a point, thence
3. North  $43^{\circ} 03' 26''$  East, 50.00' feet to a point, thence
4. North  $43^{\circ} 46' 48''$  East, 90.49' feet to a point, thence
5. North  $42^{\circ} 16' 45''$  East, 123.38' feet to a point, thence
6. North  $28^{\circ} 48' 11''$  East, 92.01' feet to a point, thence
7. North  $31^{\circ} 20' 57''$  East, 259.42' feet to a point, thence
8. North  $33^{\circ} 43' 34''$  East, 135.41' feet to a point, thence
9. North  $37^{\circ} 34' 24''$  East, 67.72' feet to a point, thence
10. North  $24^{\circ} 04' 33''$  East, 56.48' feet to a point, thence
11. North  $16^{\circ} 00' 11''$  East, 77.95' feet to a point, thence
12. North  $05^{\circ} 30' 42''$  East, 109.88' feet to a point, thence

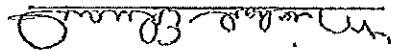
13. North 02° 53' 53" East, 93.24', feet to a point, thence
14. North 19° 48' 28" West, 36.08', feet to a point, thence
15. North 07° 06' 20" West, 30.00', feet to a point, thence
16. North 12° 18' 03" West, 69.72', feet to a point, said point being on south easertly
- of South 68° 43' 59" East, 129.12', limits of future Water and Sewer Basemnt,
- point being 48.69', feet south eastly from the north westly end thereof, thence
- bindig on the southeasterly and southwesterly limits of the Water and Sewer
- basement the following courses and distances
17. South 68° 43' 59" East, 80.41', feet to a point, thence
18. South 60° 50' 21" West, 129.99', feet to a point, thence
19. South 38° 20' 21" East, 16.41', feet to a point, thence
20. South 51° 39' 39" West, 5.00', feet to a point, thence
21. South 38° 20' 21" East, 20.00', feet to a point, thence
22. North 51° 39' 39" East, 4.82', feet to a point, thence
23. South 15° 50' 21" East, 60.95', feet to a point, thence

24. South  $29^{\circ} 09' 39''$  West, 243.22' feet to a point, thence
25. North  $60^{\circ} 50' 21''$  West, 7.00' feet to a point, thence
26. South  $29^{\circ} 09' 39''$  West, 20.00' feet to a point, thence
27. South  $60^{\circ} 50' 21''$  East, 7.00' feet to a point, thence
28. South  $29^{\circ} 09' 39''$  West, 252.57' feet to a point, thence
29. South  $35^{\circ} 54' 56''$  West, 87.06' feet to a point, thence
30. South  $42^{\circ} 40' 14''$  West, 146.82' feet to a point, thence
31. North  $47^{\circ} 19' 46''$  West, 10.00' feet to a point, thence
32. South  $42^{\circ} 40' 14''$  West, 20.00' feet to a point, thence
33. South  $47^{\circ} 19' 46''$  East, 10.00' feet to a point, thence
34. South  $42^{\circ} 40' 14''$  West, 424.53' feet to a point, thence
35. South  $47^{\circ} 19' 46''$  East, 34.35' feet to the point of beginning; containing 117,317 square feet or 2.69 acres of land more or less.

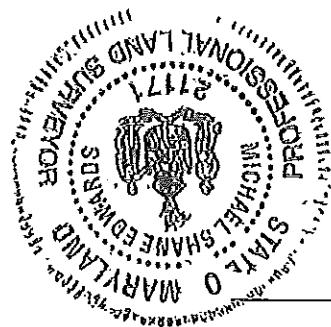
be disclosed by a current title examination.

**SUBJECT TO:** Any Basements, rights of way, covenants, conditions or restrictions that would

EX. DATE 6-26-15  
MD. Registration No. 21171  
Professional Land Surveyor  
Michael Edwards



11.25.13



Land Surveyor's,

Chapter 06, Regulation 12 of the Minimum Standards of Maryland for Profession

I hereby Certify, that this description was prepared under my responsible charge,  
and is in compliance to the regulations set forth in Comar Title 09, Subtitle 13,

Surveyor's Certification

**EXHIBIT B**

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.25'	S 42°40'14" W
L14	34.35'	S 47°19'46" E

PART OF TAX PAR.568

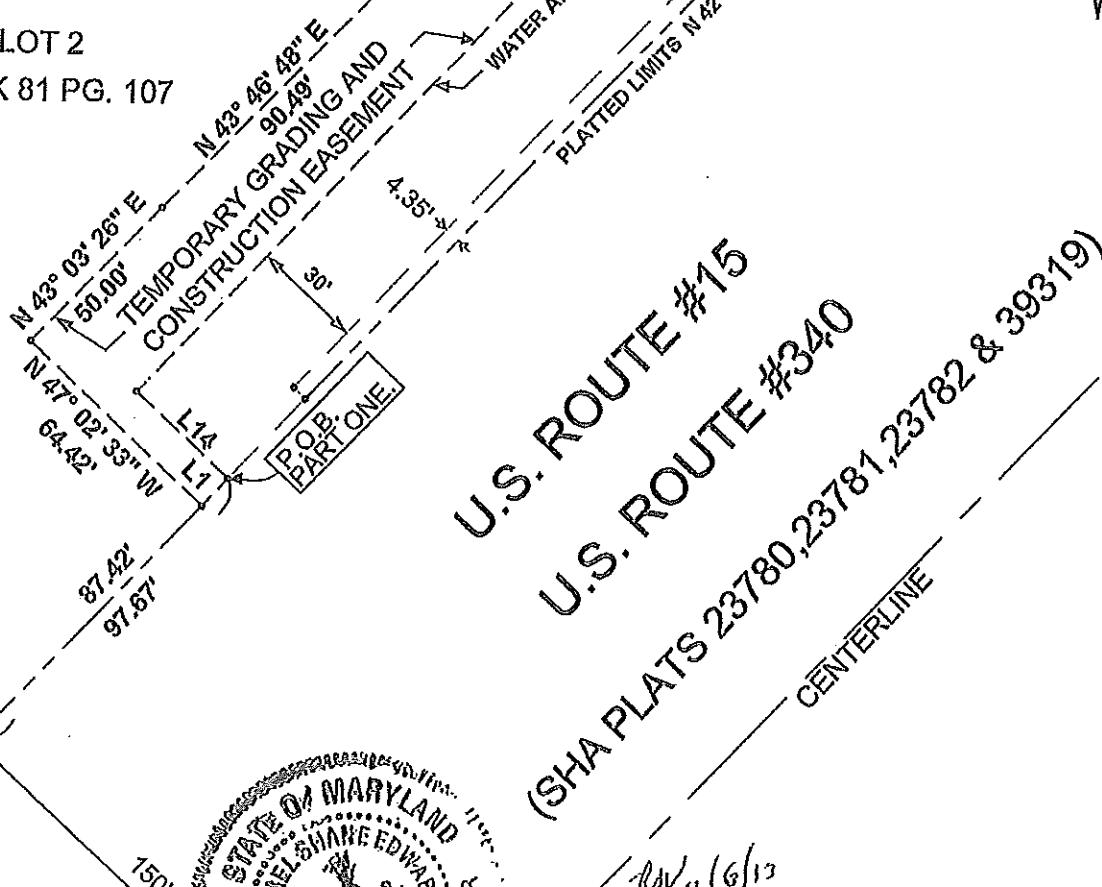
OWNER: JTPI INVESTMENTS, LLC

L. 6562 F. 784

JEFFERSON TECHNOLOGY PARK

FARM LOT 2

PLAT BOOK 81 PG. 107

**PART ONE****TEMPORARY GRADING AND CONSTRUCTION EASEMENT**

ACROSS JTPI INVESTMENTS PROPERTY

**LIBER 6562 FOLIO 784**

FREDERICK COUNTY, MARYLAND



CORNERSTONE SURVEYING, INC.

6024 Gatewood Drive  
Oxon Hill, Maryland 20743  
© Cornerstone Surveying, Inc.  
Phone: (410) 222-2377  
Fax: (410) 223-7592  
www.cornerstonesurveying.com

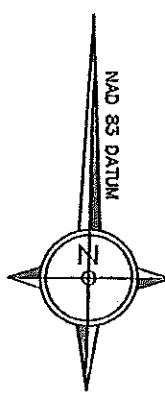
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

MICHAEL SHANE EDWARDS  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 21171 EX. DATE 6-26-15.

11-25-13  
DATE

SCALE: 1"=50'



**EXHIBIT B**

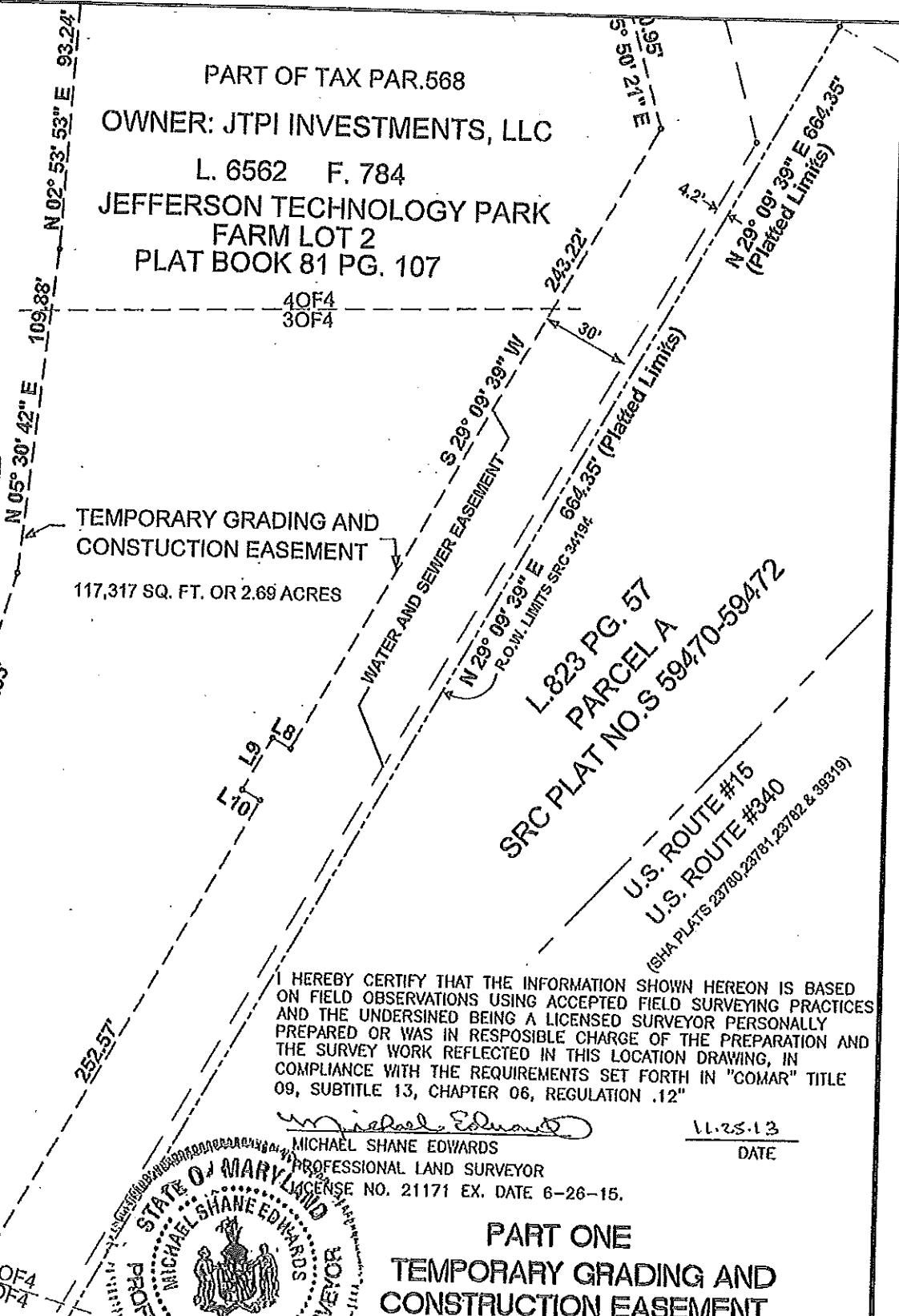
PART OF TAX PAR.568

OWNER: JUPI INVESTMENTS, LLC

L. 6562 F. 784

JEFFERSON TECHNOLOGY PARK  
FARM LOT 2  
PLAT BOOK 81 PG. 107

LINE TABLE		
LINE	LENGTH	BEARING
L8	7.00'	N 60°50'21" W
L9	20.00'	S 29°09'39" W
L10	7.00'	S 60°50'21" E



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12"

MICHAEL SHANE EDWARDS

PROFESSIONAL LAND SURVEYOR

LICENSE NO. 21171 EX. DATE 6-26-15.

11.25.13  
DATE**PART ONE****TEMPORARY GRADING AND CONSTRUCTION EASEMENT**

ACROSS JUPI INVESTMENTS PROPERTY

LIBER 6562 FOLIO 784

CORNERTONE SURVEYING, INC.  
O: 301-221-7533  
F: 301-221-7532  
E: [info@cornerstonesurveying.com](mailto:info@cornerstonesurveying.com)Phone: (301) 221-7533  
Fax: (301) 221-7532  
[www.cornerstonesurveying.com](http://www.cornerstonesurveying.com)

SCALE: 1"=50'

FREDERICK COUNTY, MARYLAND

3 OF 4

## EXHIBIT B

PART OF TAX PAR.568

OWNER: JTI INVESTMENTS, LLC  
PLAT BOOK 81 PG. 107  
FARM LOT 2  
JEFFERSON TECHNOLOGY PARK

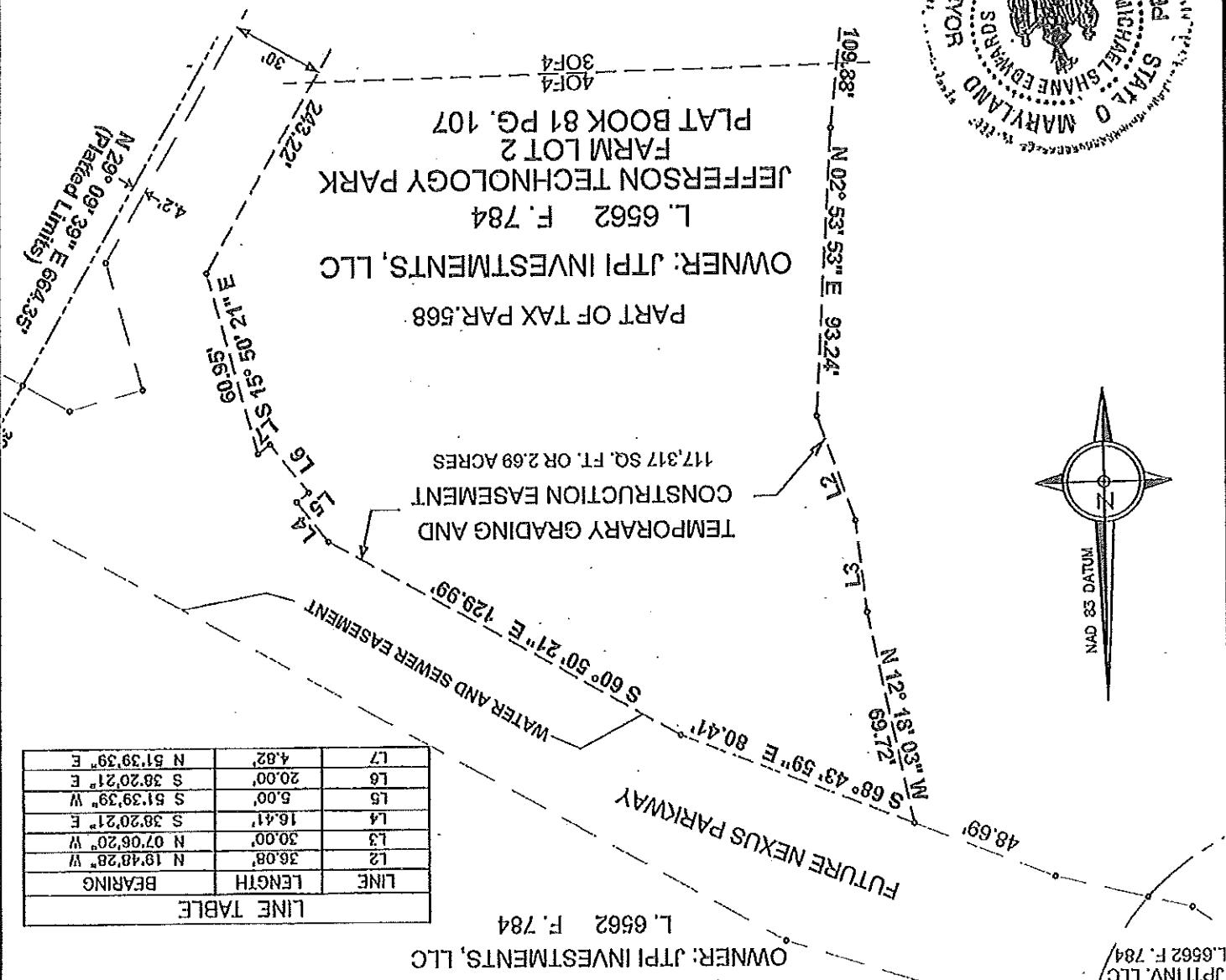
LINE TABLE

LINE	LENGTH	BEARING
12	36.08'	N 19.48° 26' W
13	30.00'	N 07.06° 20' W
14	16.41'	S 38.20° 21' E
15	5.00'	S 51.39° 39' W
16	20.00'	S 38.20° 21' E
17	4.82'	N 51.39° 39' E

L. 6562 F. 784

FUTURE NEXUS PARKWAY

WATER AND SEWER EASEMENT  
TEMPORARY GRADING AND  
CONSTRUCTION EASEMENT  
117,317 SQ. FT. OR 2.69 ACRES  
OWNER: JTI INVESTMENTS, LLC  
L. 6562 F. 784



1 HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING A LICENSED FIELD SURVEYOR PRACTICING AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR", TITLE THE SURVEY WORK REFLECTED IN THIS LOCATION DRAWING, IN PREPARED BY A LICENSED SURVEYOR PERSONALLY PRACTICING AND ON FIELD OBSERVATIONS USING A LICENSED FIELD SURVEYOR PRACTICING AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN "COMAR", TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION 12".

PROFESSIONAL LAND SURVEYOR  
MICHAEL SHANE EDWARDS  
LICENSE NO. 21171 EX. DATE 6-26-15.  
DATE 11-25-13  
4 OF 4

CORNERTONE SURVEYING, INC

FREDERIC COUNTY, MARYLAND

LIBER 6562 FOLIO 784

ACROSS JTI INVESTMENTS PROPERTY

CONSTRUCTION EASEMENT

TEMPORARY GRADING AND

PART ONE

December 19, 2013

ITB #14-027-CP  
Jefferson Technology Park Waterline

Pre-Bid Conference  
10:00 AM, Local Time  
Procurement and Contracting Conference Room  
12 E. Church Street Frederick, MD 21701

FIRM NAME: J. Fletcher Creemer & Son, Inc.

Representative: Tyler Buecher

Address: 11800 Old Baltimore Pike, Beltsville MD 20705

Email Address: tbeucher@jfson.com

Phone No.: 202-538-7273

FAX No.:

FIRM NAME: Mid-Atlantic Utilities, Inc.

Representative: Justin Junkins

Address: P.O. Box 700, Boiling Springs PA 17007

Email Address: JustinJ@mautilities.com

Phone No.: (717) 258-7074

FAX No.: (717) 258-1844

FIRM NAME: Guyer Brothers, Inc.

Representative: David Lingenfelter

Address: 1481 Sallerville Road New Enterprise, PA 16664

Email Address: dave@guyerbrothers.com

Phone No.: (814) 766-3774

FAX No.: (814) 766-3425

FIRM NAME:

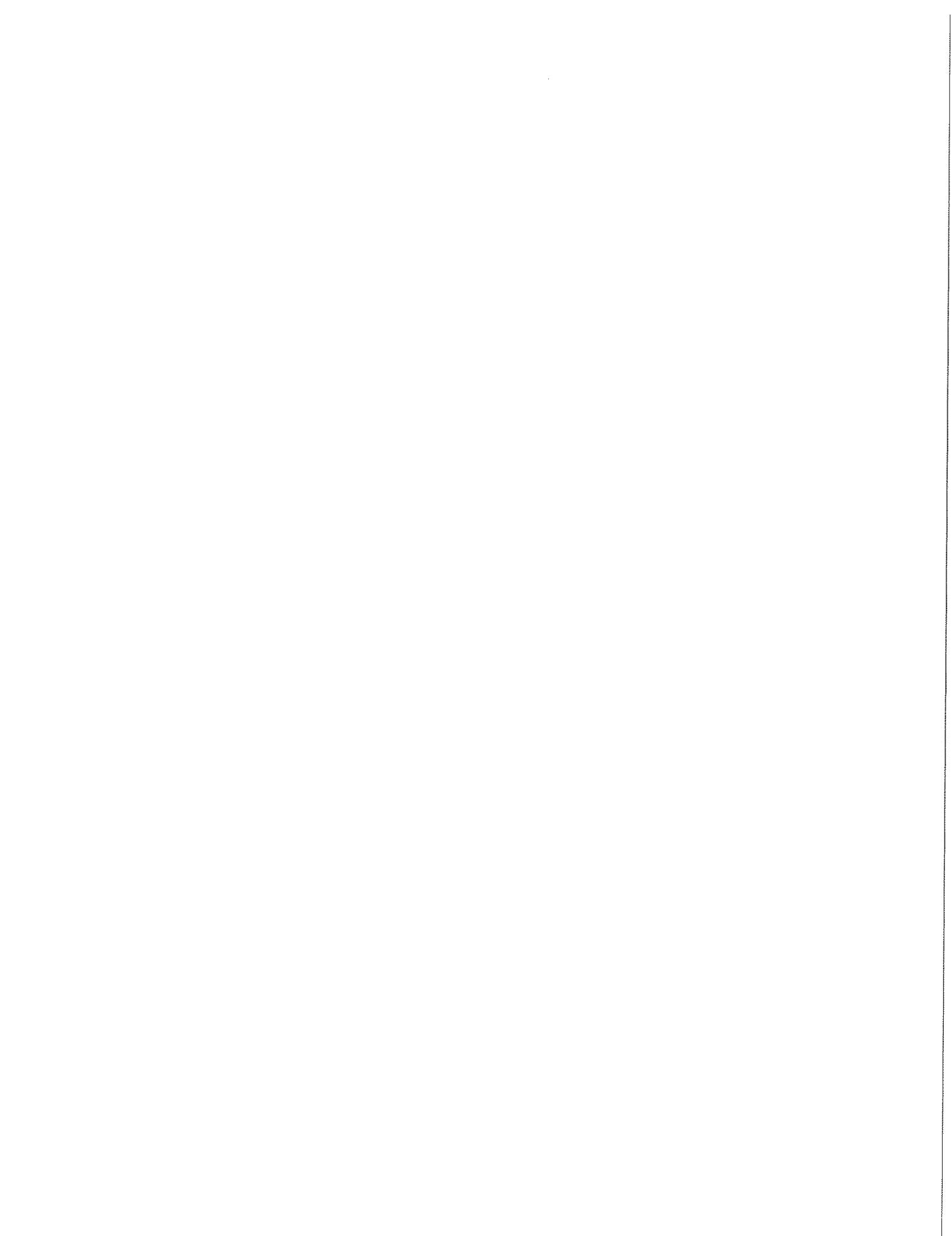
Representative:

Address:

Email Address:

Phone No.:

FAX No.:



December 19, 2013

ITB #14-027-CP  
Jefferson Technology Park Waterline

Pre-Bid Conference  
10:00 AM, Local Time  
Procurement and Contracting Conference Room  
12 E. Church Street Frederick, MD 21701

FIRM NAME: JHG Contracting Inc  
Representative: Tommy Bell  
Address: 5216 New Mill Rd, Frederick MD 21701  
Email Address: tbel1@jhg.comcastbiz.net  
Phone No.: (301)662-1620      FAX No.: (301) 694-7171

FIRM NAME: Hillis-Carnes  
Representative: Rajesh Goel  
Address: 1959 New Design Road, #107  
Email Address: rgoel@hcea.com  
Phone No.: 301-748-1302      FAX No.: 301-662-5575

FIRM NAME: Rodgers Consultance, Inc  
Representative: Randy Frey  
Address: 19847 Century Blvd Suite 200  
Email Address: rfrey@rodgers.com  
Phone No.: 301-948-4700      FAX No.: -

FIRM NAME: Tom Steger  
Representative: Ross Contracting  
Address: 1607 Rising Ridge Rd, Mt Airy, MD  
Email Address: tims.6@rosscontracting.com  
Phone No.: 301 731 5500      FAX No.: 301 731 5900



December 19, 2013

ITB #14-027-CP  
Jefferson Technology Park Waterline

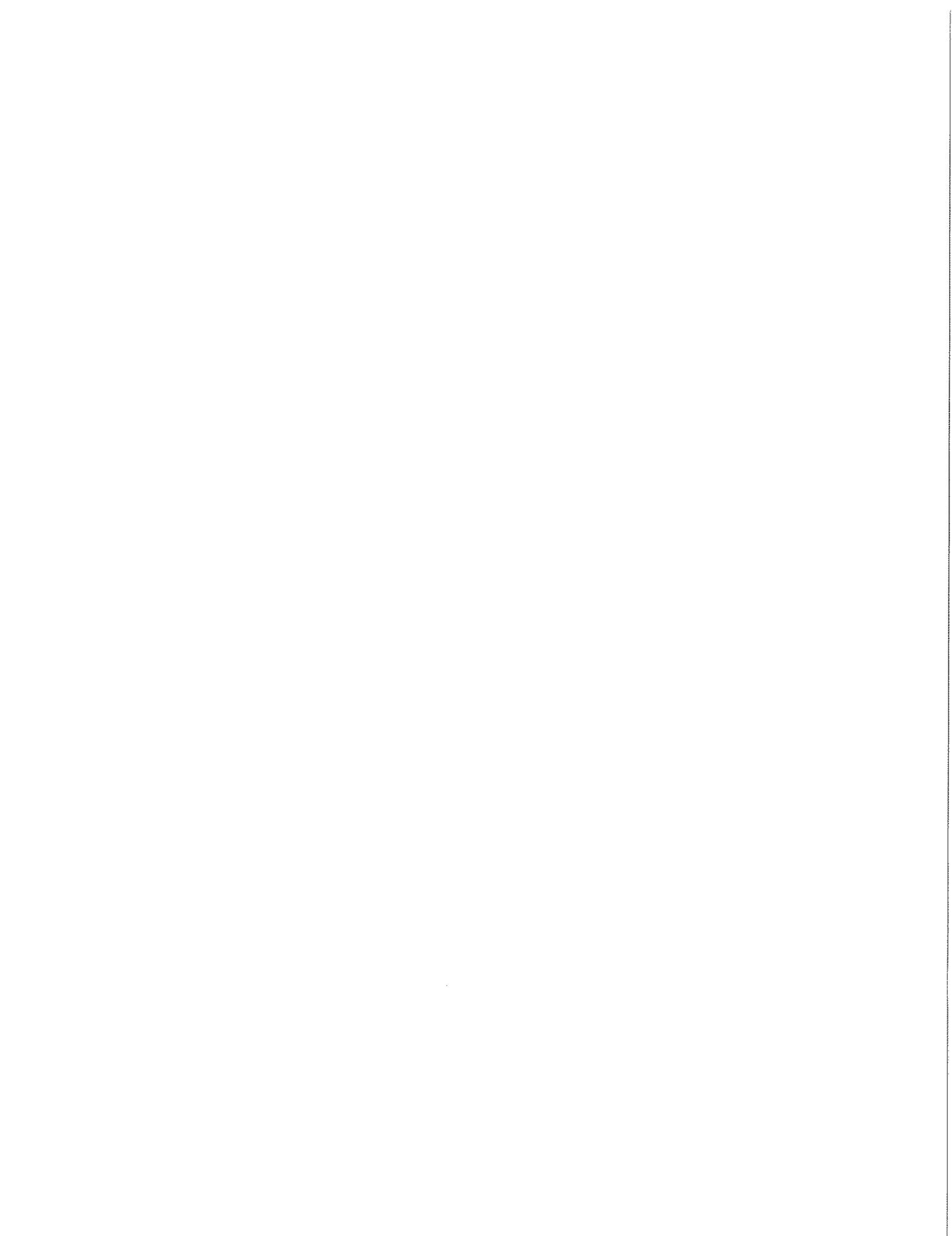
Pre-Bid Conference  
10:00 AM, Local Time  
Procurement and Contracting Conference Room  
12 E. Church Street Frederick, MD 21701

FIRM NAME: Ferguson Waterworks  
Representative: Tom Fieweger  
Address:  
Email Address: Tom.Fieweger@Ferguson1.com  
Phone No.: 856-217-6265      FAX No.:

FIRM NAME: Ferguson Waterworks  
Representative: Brandon Farrar  
Address:  
Email Address: brandon.farrar@ferguson.com  
Phone No.: 301-536-3008      FAX No.: 301-668-5474

FIRM NAME: Global Equipment Inc & Co. Inc  
Representative: Tim Van Pelt  
Address: P.O Box 1887 Frederick M.D. 21702  
Email Address: tim.van.pelt@Gmail.com  
Phone No.: 443-996-3596      FAX No.:

FIRM NAME: W F Wilson & Sons Inc  
Representative: Ben May 7521 Cemetery Lane ELKRIDGE, Md  
Address: 9906 Breezy Knoll Ct LANHAM, MD 20707  
Email Address: BMoy@WFWilson.net  
Phone No.: 443 755 8720      FAX No.: 443 775 8724



December 19, 2013

ITB #14-027-CP  
Jefferson Technology Park Waterline

Pre-Bid Conference  
10:00 AM, Local Time  
Procurement and Contracting Conference Room  
12 E. Church Street Frederick, MD 21701

FIRM NAME: DL GEORGE & SONS CONSTRUCTION

Representative: JUSTIN DENEVEN

Address: 20 EAST 6TH ST, WAYNESBORO, PA 17268

Email Address: JDENEVEN@DL-GEORGE.COM

Phone No.: 717 765 4700      FAX No.: 717 765 4734

FIRM NAME: ATLANTIC STATES CAST IRON PIPE CO

Representative: LARRY JONES  
(WORK)

Address: 183 SITGREAVES ST. PHILLIPSBURG, NJ 08865

Email Address: LARRY.JONES@ATLANTICSTATES.COM

Phone No.: 410. 271. 9833      FAX No.: 866. 593. 3940

FIRM NAME:

Representative:

Address:

Email Address:

Phone No.:      FAX No.:

FIRM NAME:

Representative:

Address:

Email Address:

Phone No.:      FAX No.:

